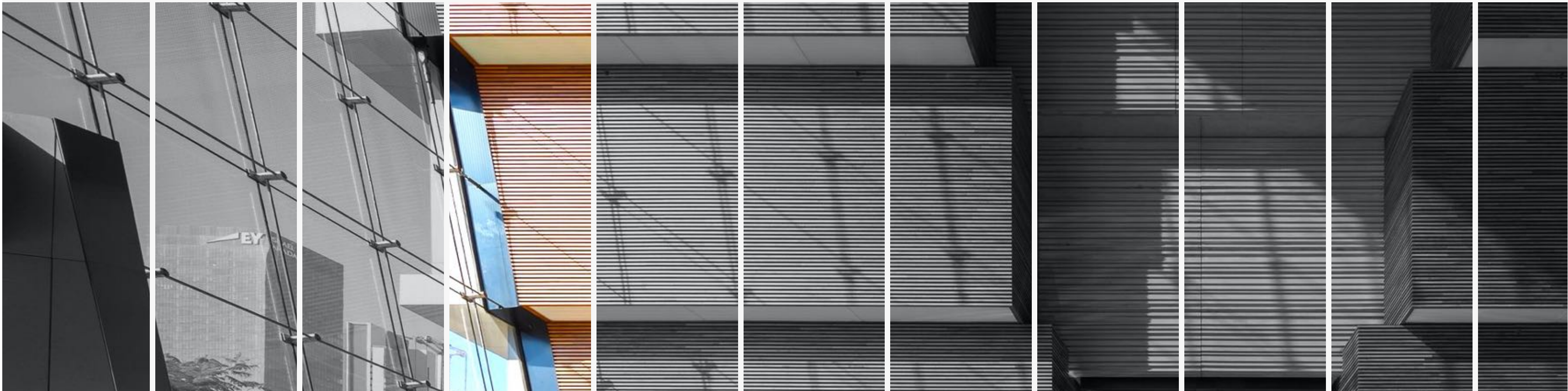




AMOT INVESTMENTS

Capital Market Presentation



AMOT INVESTMENTS. PEOPLE FIRST.

One of the largest publicly-traded, developers, owners and managers of office, retail and logistic real estate in Israel

Capital Market
Presentation



AMOT INVESTMENTS. PEOPLE FIRST.

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INVESTOR PRESENTATION

.01

INTRODUCTION

Amot Investments Ltd. is a leading Israeli real estate company, focused on the management, leasing, maintenance, initiation and development of yielding properties in Israel.

.02

INVESTMENTS PROPERTIES

Amot's properties include office buildings, industrial parks, logistics centers, malls, shopping centers, supermarkets and central bus stations.

.03

GROWTH

The company is currently developing several prime properties, which will fuel growth.

.04

FINANCIAL STRENGTH

The Company's properties are heavily concentrated (72%) in the Greater Tel Aviv area, the economic center of Israel.

.05

AMOT OFFICES

The portfolio primarily consists of office properties which comprise 56% of the total value.

.06

AMOT RETAIL

The Company currently owns 104 yielding properties with a total area of 1.4 million sqm.

.07

AMOT SUPERMARKETS

Amot was founded in 1964 as a private company. It was later listed on the Tel-Aviv Stock Exchange in 2006 after being acquired by Alony Hetz.

.08

INDUSTRIAL AND LOGISTIC PARKS

The Company is currently traded on the Tel-Aviv Stock Exchange and is included in the leading market indices, including: TA-35, TA-125, TA-Real-Estate, Tel-Div and All-Share.

.09

DEVELOPMENTS STRATEGY

Amot's corporate responsibility strives to implement the sustainability concept in the operation of our Company's properties and through the construction of new properties.

.10

FORECAST

Amot emphasizes the educated use of depleted natural resources and energy saving in property systems, which leads to the reduction of greenhouse gas emissions.

.11

FINANCIAL DATA

The Company's ebentures are rated investment grade AA/Stable by S&P Maalot and Aa3/Stable by Moody's Midroog.

.12

CONCLUSION

Alony Hetz owns 56% of the Company and is a long-term committed shareholder.

CONTENT

2

Capital Market
Presentation



Amot Investments Ltd. is a leading Israeli real estate company, focused on the management, leasing, maintenance, initiation and development of yielding properties in Israel.



Capital Market
Presentation

3

” THE BIGGEST RISK IS
NOT TAKING ANY RISK ”
Mark Zuckerberg

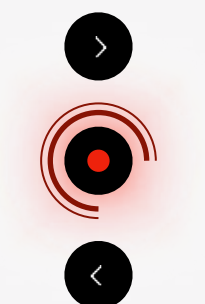


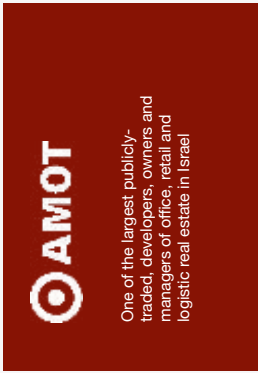
INTRODUCTION

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INVESTOR PRESENTATION





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INVESTOR PRESENTATION

INTRODUCTION

AMOT AT A GLANCE

A public company that is traded on the Israeli Stock Exchange and included in the indices: Tel Aviv 35, Tel-Aviv - Real Estate and Tel Div.

A subsidiary of Alony-Hetz Properties and Investments Ltd., which holds approximately 57% of its equity.

The company owns 104 assets

Total area: 1,500,000
Approximately 956,000 sqm above ground and 553,000 sqm of rental space

Total real-estate value – 14 billion NIS

All of the Company's assets are not encumbered except for assets valued at 2% of ownership with partners.

The average occupancy rate of the Company's assets is approximately 97.2%.

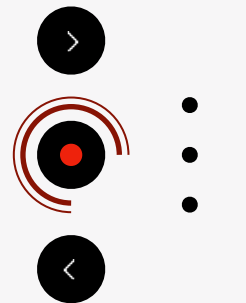
4 projects under construction 94,000 sqm. and 5 projects in planning and initiation stages totaling 185,000 sqm

Leverage ratio – 43%

Net Financial Debt – 6.1 billion NIS

The Company's bonds are rated Aa/Stable by S&P Maalot and Aa2/Stable by Midroog.

4
Capital Market
Presentation



CONTRACTS

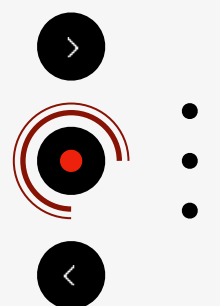


During the course of the fourth quarter, 98 new contracts have been signed, including the exercise of an option on **an area of approximately 40 thousand square meters**, which will generate annual rental fees of approximately 41 million NIS.

Usage	Number of contracts	New areas leased		Average Rent per sqm new	Change %
		Floor space above ground	Average Rent per sqm prior		
		Square meters	NIS	NIS	%
Offices	48	18,591	92	99	8%
Retail	39	7,855	127	120	(6%)
Logistics and industrial parks	10	9,716	41	42	2%
Supermarkets	1	3,891	60	63	5%
Total	98	40,053			

The company signs on contracts with various levels of finishing.

Excludes Amot Shufersal logistics centre in Modi'in.



CONTRACTS

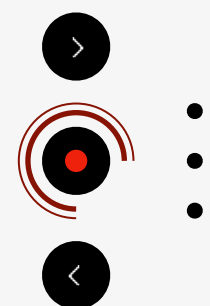


During the course of 2020, 383 new contracts have been signed, including the exercise of an option on **an area of approximately 131 thousand square meters**, which will generate annual rental fees of approximately 123 million NIS.

Usage	Number of contracts	New areas leased		Rent per sqm new	Change %
		Floor space above ground	Rent per sqm prior		
		Square meters	NIS	NIS	%
Offices	193	70,977	85	87	2%
Retail	149	26,634	98	100	2%
Logistics and industrial parks	40	29,048	38	41	8%
Supermarkets	1	3,891	60	63	5%
Total	383	130,550			

The company signs on contracts with various levels of finishing.

Excludes Amot Shufersal logistics centre in Modi'in.



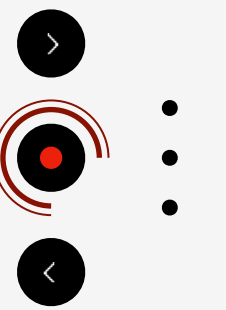
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INVESTOR PRESENTATION

7

Capital Market
Presentation

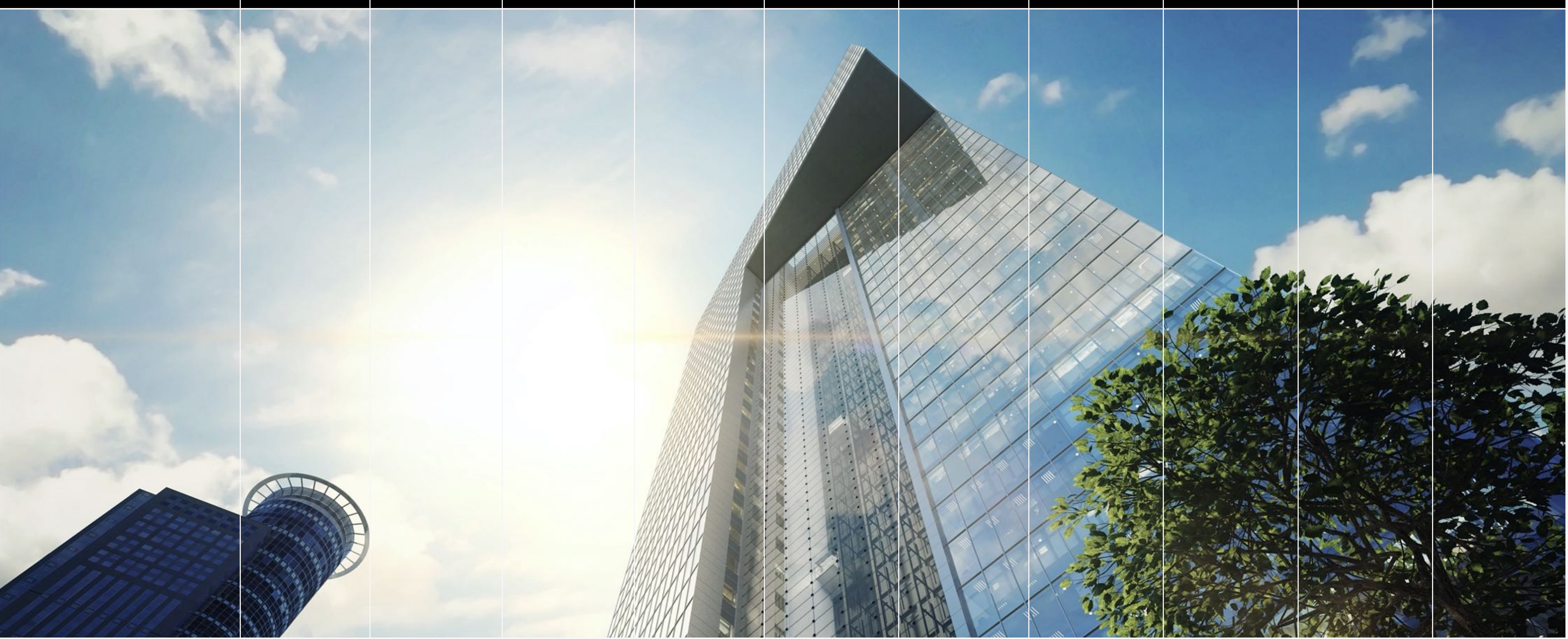


INTRODUCTION



KEY INVESTMENT HIGHLIGHTS





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INVESTOR PRESENTATION



Capital Market
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INTRODUCTION

Amot's properties include office buildings, industrial parks, logistics centers, malls, shopping centers, supermarkets and central bus stations.



Capital Market
Presentation

9

” ACTION IS THE
FOUNDATIONAL KEY TO ALL SUCCESS ”

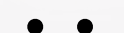
Pablo Picasso

INVESTMENTS PROPERTIES

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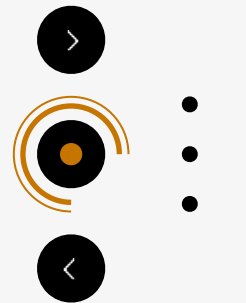
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INVESTOR PRESENTATION



INVESTMENTS PROPERTIES

SEGMENTATION OF INCOME-PRODUCING PROPERTY VALUE

INCOME-PRODUCING PROPERTY
VALUE AS OF

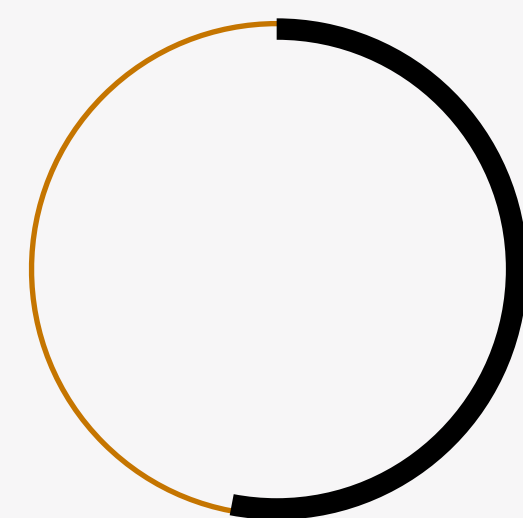
31.12.20

VALUE IN USD MILLION

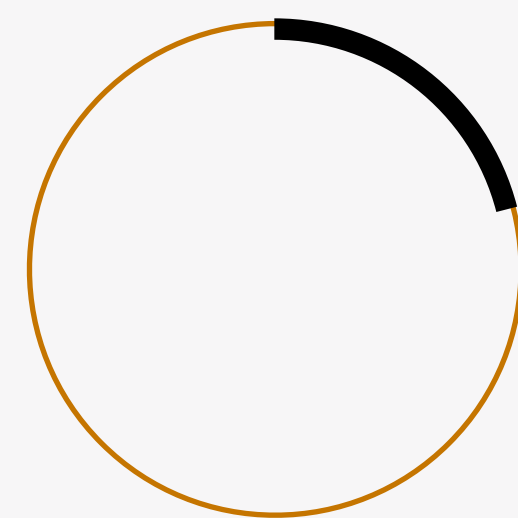
12,718

TOTAL VALUE IN USD MILLION

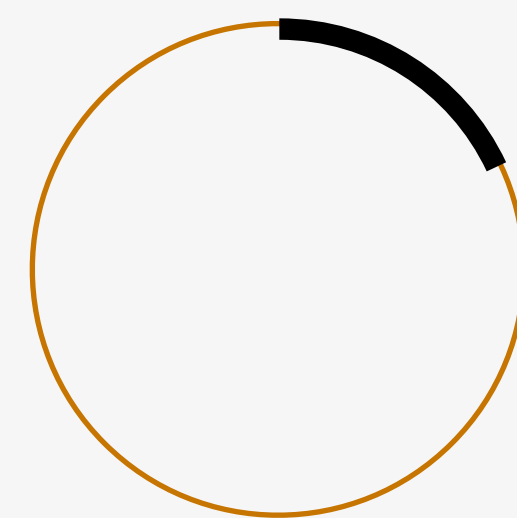
13,941



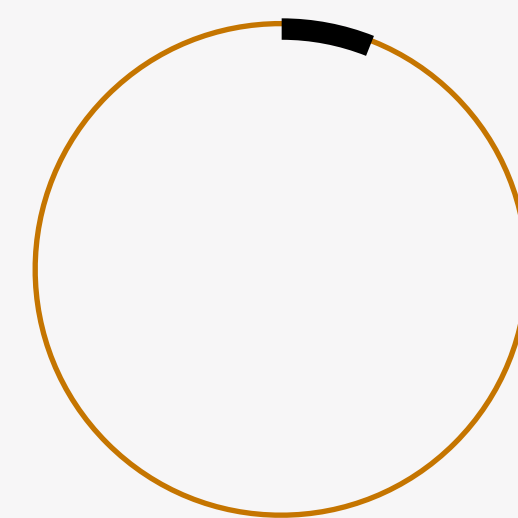
OFFICES ●
Investments Properties **51%**



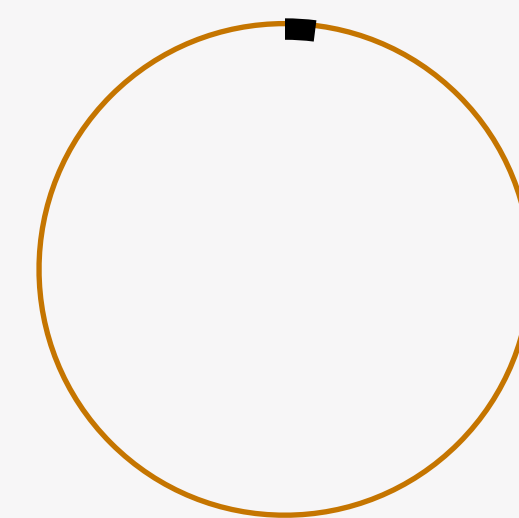
RETAIL ●
Investments Properties **21%**



INDUSTRIAL AND LOGISTICS ●
Investments Properties **20%**



SUPERMARKETS ●
Investments Properties **6%**



OTHERS ●
Investments Properties **2%**

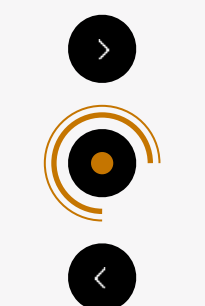
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INVESTOR PRESENTATION

11

Capital Market
Presentation



INVESTMENTS PROPERTIES

FAIR VALUE BY LOCATION

72%

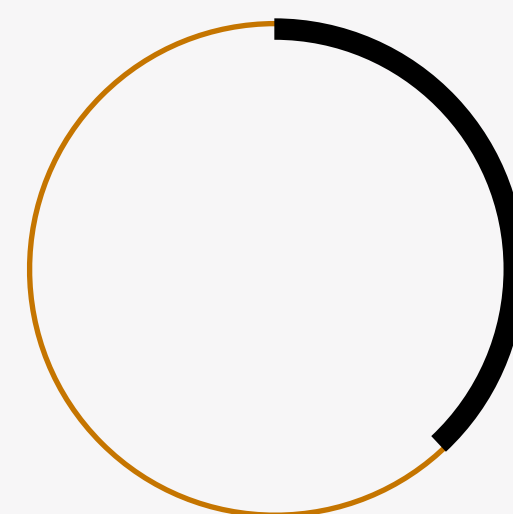


INCOME-PRODUCING PROPERTY
VALUE AS OF

31.12.20

VALUE IN USD MILLION

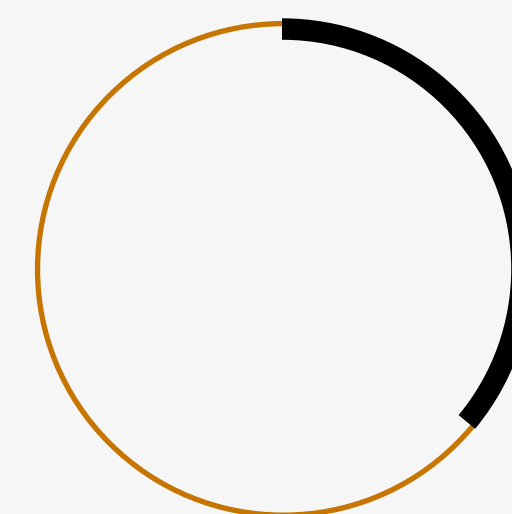
13,941



4,543

Tel Aviv
metropolis

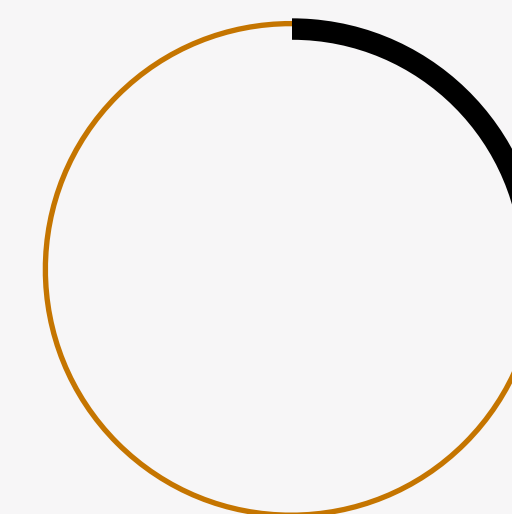
36%



4,588

Gush Dan
Surroundings

36%



3,520

Other
areas

28%

INVESTMENTS

COVID-19



Since the beginning of the pandemic, the Company has received many notices from the Company's customers in the office and commercial segments requesting the deferral, reduction, distribution and cancellation of rent and management fee payments with respect to the periods during which the restrictions and/or lockdowns applied (or partially applied). It is hereby clarified that the Company believes that agreements must be honored, and that it has worked, and continues working, on enforcing the lease agreements to which it is party. In specific cases, the Company allowed the distribution of payments for office tenants. Throughout the entire reporting period, and as of the publication date of the report, the collection of rent and management fees from office tenants is continuing in an orderly manner.

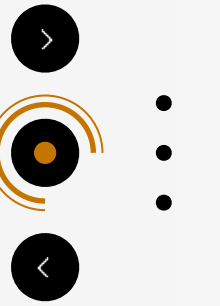
With respect to its commercial centers, the Company formulated a gradual concessions plan regarding rent and management fee payments during the lockdown periods and during the periods when only partial activity was allowed: with respect to the periods when the commercial centers were closed, it did not collect rent and management fees; while with respect to the partial activity periods, the tenants paid rent as a percentage of turnover, in accordance with the provisions of the lease agreements with them, and certain concession were also given on management fees (subject to the reduction / adjustment of the concession amounts for each tenant which was entitled to state grants, in accordance with the government assistance plan). The total scope of the foregoing concessions to tenants in commercial centers during the reporting period amounted to a total of NIS 64 million.

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INVESTOR PRESENTATION

COVID-19



The Company will continue evaluating whether any changes to its business strategy are required, including on any matter associated with possible changes to the preferences and needs of tenants, and changes to the characteristics and areas of employment in the economy, in light of the possible effects of the pandemic on economic activity in Israel and around the world.

FOLLOWING THE CORONAVIRUS EVENT, SET FORTH BELOW IS INFORMATION REGARDING CURRENT COLLECTION DATA IN RESPECT OF 2020 FIFTH QUARTER RENT:

Uses	Collection percentages
Supermarkets	100%
Offices	98%
Logistics and industry	98%
Retail	72%
Average	93%

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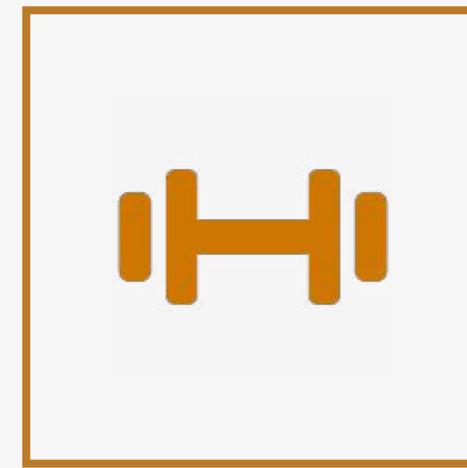
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INVESTOR PRESENTATION



Sustainability and the Community

SOCIAL RESPONSIBILITY



Sustainability and the Community

HEALTHY BODY AND SOUL



Sustainability and the Community

CLEAN ENERGY



Sustainability and the Community

REDUCE INEQUALITIES



Sustainability and the Community

NO POVERTY



Sustainability and the Community

GENDER EQUALITY

SUSTAINABILITY

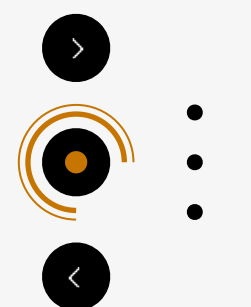
SUPPORT FOR THE COMMUNITY

Amot is project of its human fabric, which constitutes an anchor for the Company's operations and for its success. However, Amot, all of whose operations are centered in Israel, is punctilious about not leaving segments of the population in Israel who need economic support, behind. Accordingly, the Company makes sure to contribute to organizations, which activity forms an important facet in preserving the fabric of Israeli society, including No2Violence (against women) the Israel Cancer Association and Krembo Wings.

2 MILLION NIS
a year is contributed to 43 different associations, societies and bodies

40% WOMEN
Women comprise approximately 20% of the Company's management

100% OF THE ASSETS
have full accessibility



SUSTAINABILITY

THE LEED PLATINUM STANDARD

3 of Amot's buildings have LEED Platinum rating – Amot Atrium, ToHa and Amot Campus (*)

The Amot Atrium Tower was the first tower in Israel to be awarded the LEED Platinum Standard.

A total of approximately 172 thousand sq. m. of office and commercial space has accreditation under the LEED Platinum Standard.

Energy savings of 30% - 34% is expected in the Company's buildings, which have been built in accordance with the LEED Platinum Standard.

Hundreds of parking spaces for bicycles in the office buildings.

Planning for approximately 100 electric car-charging positions.

(*) IN CONSTRUCTION , AFTER COMPLETION THE PROCESS TO LEED PLATINUM WILL COMPLETE.

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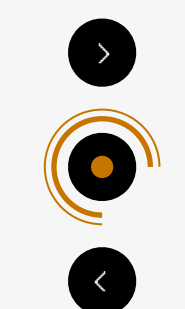
INVESTOR PRESENTATION

SAFEGUARDING THE ENVIRONMENT

the Company is punctilious about acting in accordance with the most stringent standards that exist in the green building sector, ensuring the highest quality of construction together with maximal safeguarding of the environment. The two main standards that guide the Company's work, in accordance with the value of safeguarding the environment are the American LEED (Leadership in Energy and Environmental Design) Standard and the Israeli Green Building Standard (SI 5281).

PROXIMITY TO PUBLIC TRANSPORTATION

The Company works to promote the availability and proximity of projects to means of public transportation, in order to reduce the use of private polluting transportation, and encourages the use of tools which do not pollute the environment, by creating designated areas for bicycle and kick scooter parking in its recent initiation projects.



SUSTAINABILITY

HEALTHY MIND IN A HEALTHY BODY

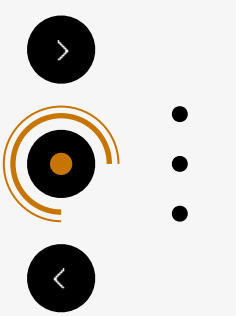
The Company establishes gyms and encourages physical activity in all of the large office complexes that it establishes. The entry to the facilities is permitted for the Company's customers alone (non-commercial operation).

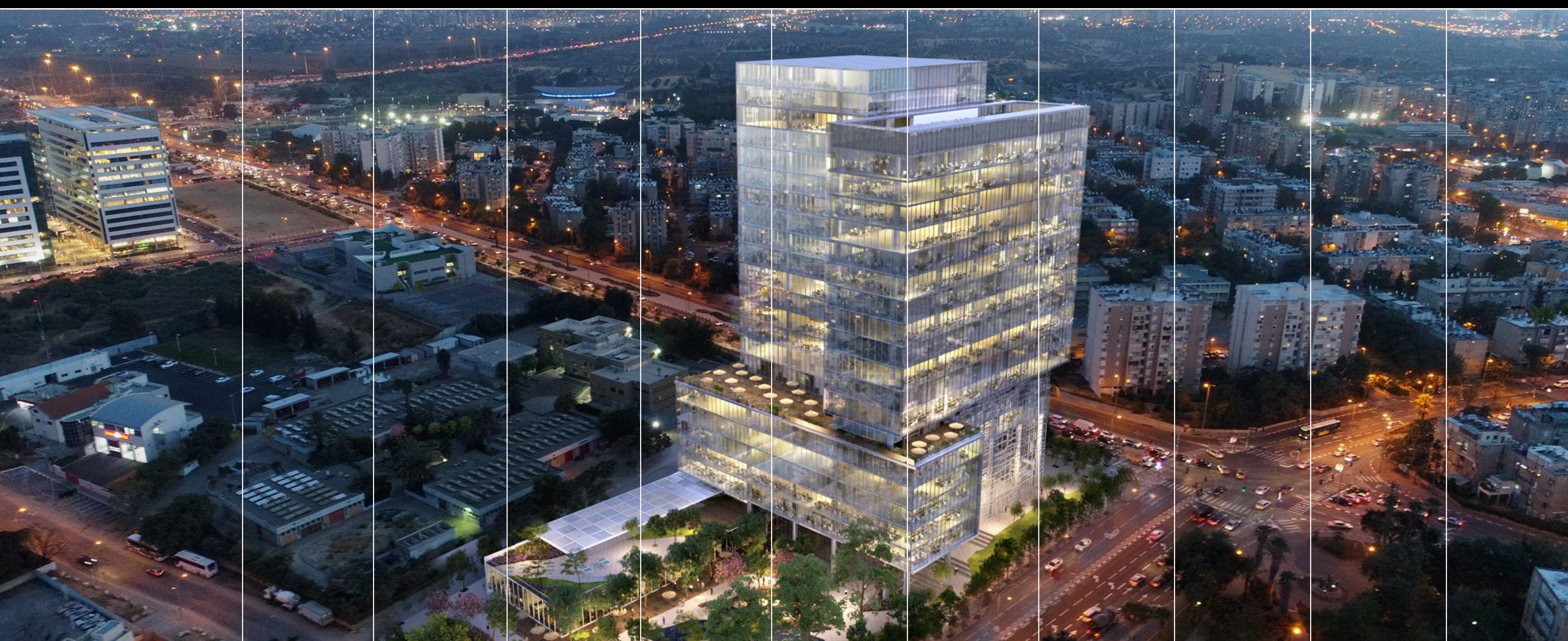
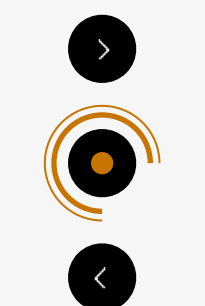
SOCIAL RESPONSIBILITY AND CORE VALUES

The Group intends to continue to act out of a proportional commitment to the principles of sustainability and social and environmental responsibility, in order to improve society and the environment as a whole, by means of continuing to manage the environmental and social impacts of its business activity, which includes continuing to invest resources in the adoption of programs for embedding environmental and social responsibility, embedding measurement and control processes in relation to its performance in the environmental, social and corporate governance fields, in the creation of cooperations on environmental matters and so on, all of which is done from a perspective that correct and proportionate handling of environmental and social impacts will also afford the Company a business advantage, reduce risks and create a trust based relationship with the community.

COMMUNITY AND WELFARE

The Group works continuously to assist the community, including volunteer days, monetary donations and investment in facilities accompanying the various projects for the welfare of its customers, including the construction of gyms, conference halls, restaurants and coffeeshops.





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INVESTOR PRESENTATION

INVESTMENTS

Amot emphasizes the educated use of depleted natural resources and energy saving in property systems, which leads to the reduction of greenhouse gas emissions.



Capital Market
Presentation

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” LIVE OUT OF YOUR
IMAGINATION, NOT YOUR HISTORY ”

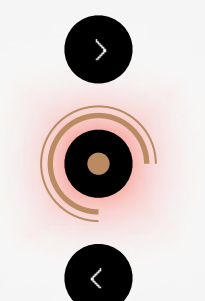
Stephen Covey

AMOT FORECAST

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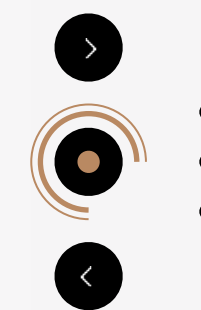
INVESTOR PRESENTATION



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INVESTOR PRESENTATION



19
Capital Market
Presentation

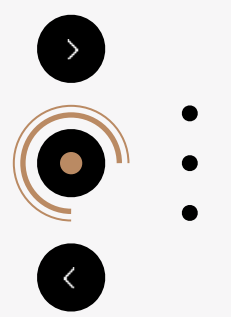
FORECAST

AMOT FORECAST 2021

	2021 Forecast In million NIS	2020 Actual In million NIS	2020 Updated Forecast In million NIS
NOI	735-765	734	740-760
FFO	535-555	512	530-550
FFO PER SHARE (AGOROT)	130-135	131.5	138-143
Index change	1%	(0.6%)	
Change in weight share number	6%	7%	5%

No possible harm was taken into account as a result of the imposition of additional closures during the coming year. The company's forecast was based on its assessment that the economy will return to functioning gradually by the end of 2021.

Due to the lockdown imposed in mid-September until the end of February, and due to the capital raising carried out by the Company at the beginning of October 2020 (which led to a 7.2% increase in the Company's share capital), the Company's deviated a few percent from the lower bracket of the updated forecast.



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INVESTOR PRESENTATION

AMOT FORECAST



The company is currently developing several prime properties, which will fuel growth.

Capital Market
Presentation

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” I WILL EITHER
FIND A WAY OR MAKE ONE ”
Philip Sidney

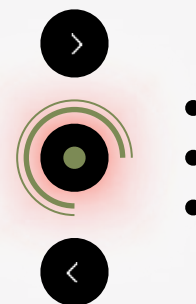


GROWTH

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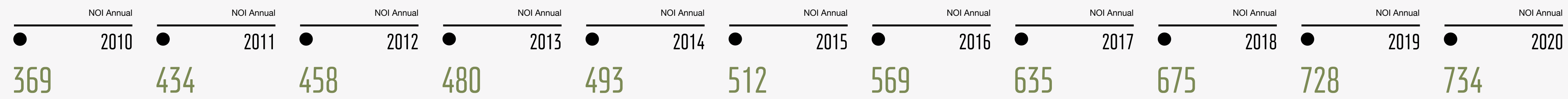
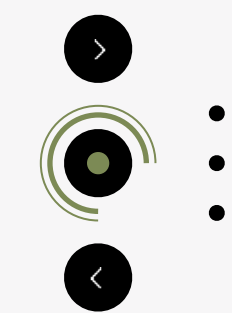
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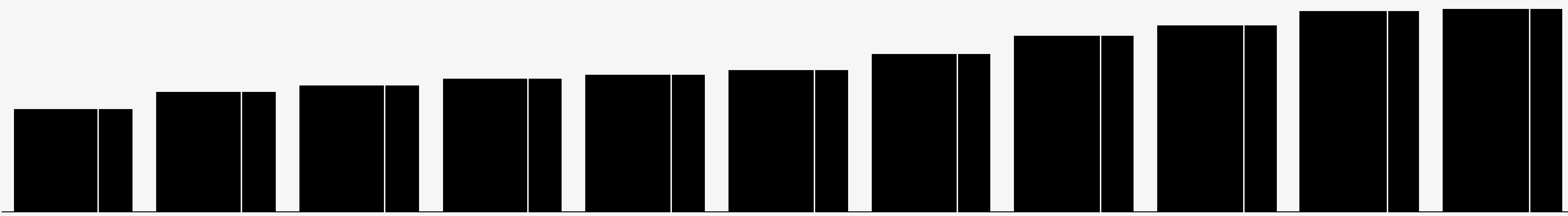


GROWTH

NOI ANNUAL AND QUARTERLY



CONTINUOUS GROWTH IN NOI - ANNUAL - IN NIS MILLIONS



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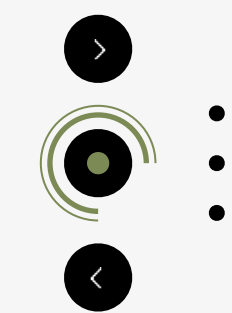
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GROWTH

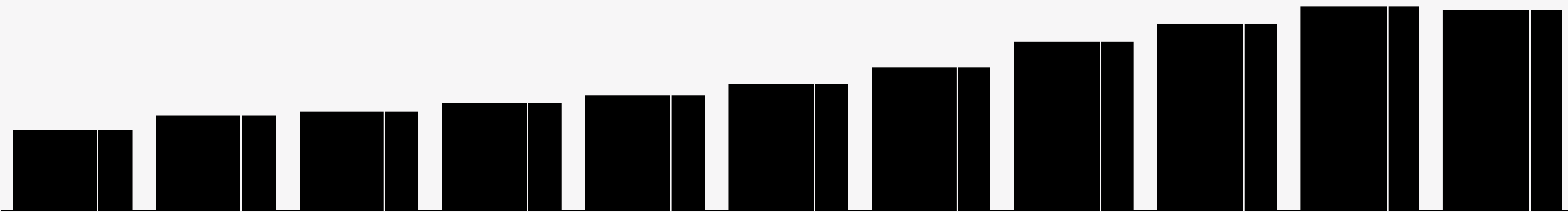
GROWTH

FFO ANNUAL AND QUARTERLY



FFO Annual	FFO Annual	FFO Annual	FFO Annual	FFO Annual	FFO Annual	FFO Annual	FFO Annual	FFO Annual	FFO Annual	FFO Annual	FFO Annual
2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	
206	242	254	274	294	323	365	430	476	520	512	

CONTINUOUS GROWTH IN FFO ALONG WITH A DECREASE IN THE LEVERAGE RATIO - ANNUAL - IN NIS MILLIONS



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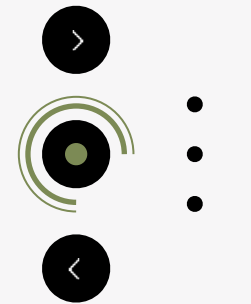
● The effect of one - time financing expenses



GROWTH

GROWTH

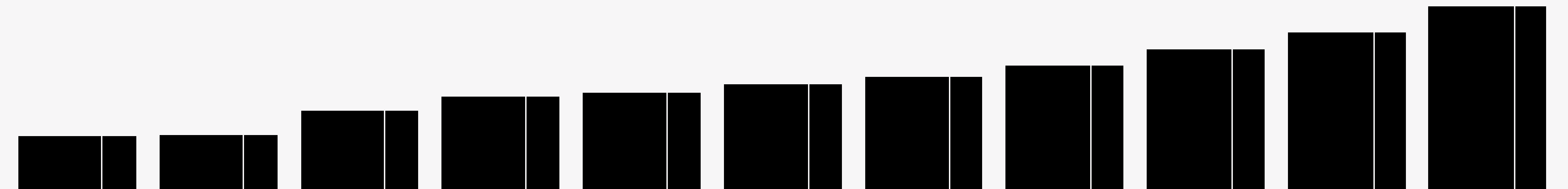
FFO PER SHARE



FFO Annual	FFO Annual	FFO Annual	FFO Annual	FFO Annual	FFO Annual	FFO Annual	FFO Annual	FFO Annual	FFO Annual	FFO Annual
2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
98	105	109	110.4	109.8	117.4	126.7	137.5	142	143.7	131.5

CONTINUOUS GROWTH IN FFO PER SHARE ALONG WITH A DECREASE IN THE LEVERAGE RATIO- ANNUAL - IN AGOROT

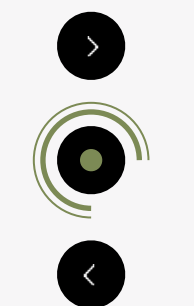
235%



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GROWTH



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INVESTOR PRESENTATION

GROWTH

The Company's properties are heavily concentrated (72%) in the Greater Tel Aviv area, the economic center of Israel.



Capital Market Presentation

26

” RELATIONSHIPS ARE BUILT ON TRUST. TRUST DRIVES REVENUE. ”

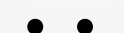
Andrew Davis

FINANCIAL STRENGTH

AMOT INVESTMENTS. PEOPLE FIRST.

One of the largest publicly-traded, developers, owners and managers of office, retail and logistic real estate in Israel

INVESTOR PRESENTATION



FINANCIAL STRENGTH

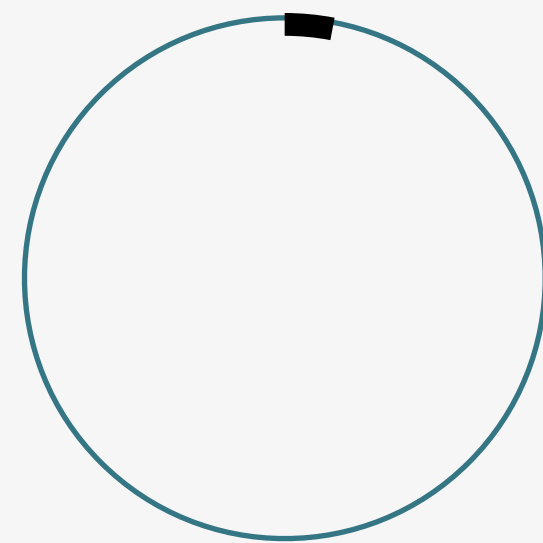
27

Capital Market
Presentation

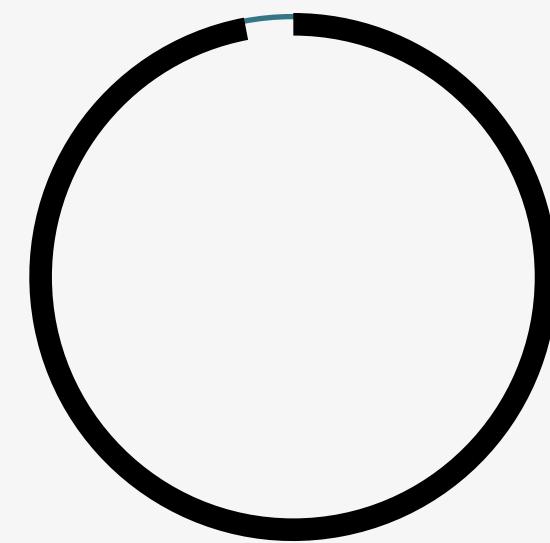
DEBT STRUCTURE – EXPANDED CONSOLIDATED

THE COMPANY OWNS
104 PROPERTIES

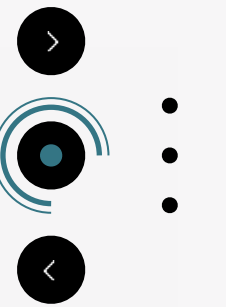
WITH A TOTAL AREA OF
1.5 MILLION SM



BANKS
3% 215



BONDS
97% 6,535



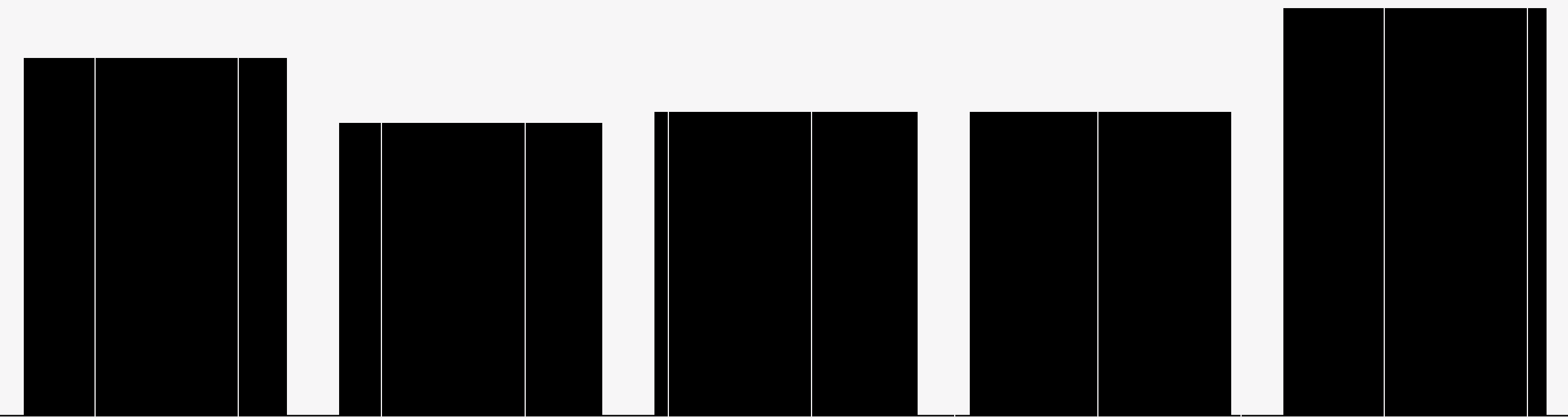
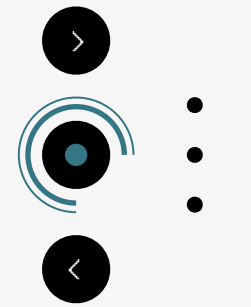
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FINANCIAL

FINANCIAL STRENGTH

THE SPREAD OF REPAYMENTS OVER THE YEARS



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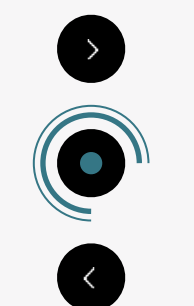
As of the financial reports' date, the company's cash balance is app. 1,000 million NIS and unutilized credit facilities totalling 1,020 million NIS

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INVESTOR PRESENTATION

29
Capital Market
Presentation



THE COMPANY OWNS
104 PROPERTIES

WITH A TOTAL AREA OF
1.5 MILLION SM

FINANCIAL STRENGTH

Cash and cash equivalents in the amount of 620 millions NIS

All of the Company's assets are unsecured except for assets valued at 2% which is held with partners.

Credit facilities in the amount of **1,080** millions NIS

The Company's bonds are rated Aa/Stable by S&P Maalot and Aa2/Stable by Midroog. Weighted effective linked interest – 2.22%

Effective interest rate linked - **1.93%**

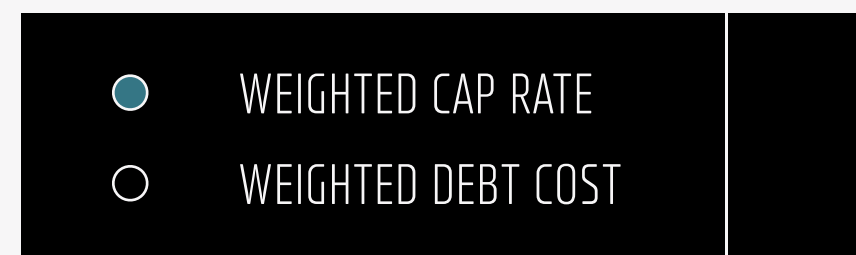
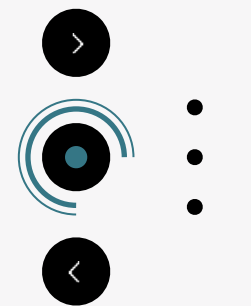
Total portfolio value - 14 billion NIS

Average duration of debt – **4.9** years

FINANCIAL STRENGTH

THE CHANGE IN THE WEIGHTED CAPITALIZATION RATE RELATIVE TO THE CHANGE IN THE COMPANY'S WEIGHTED LINKED INTEREST RATE

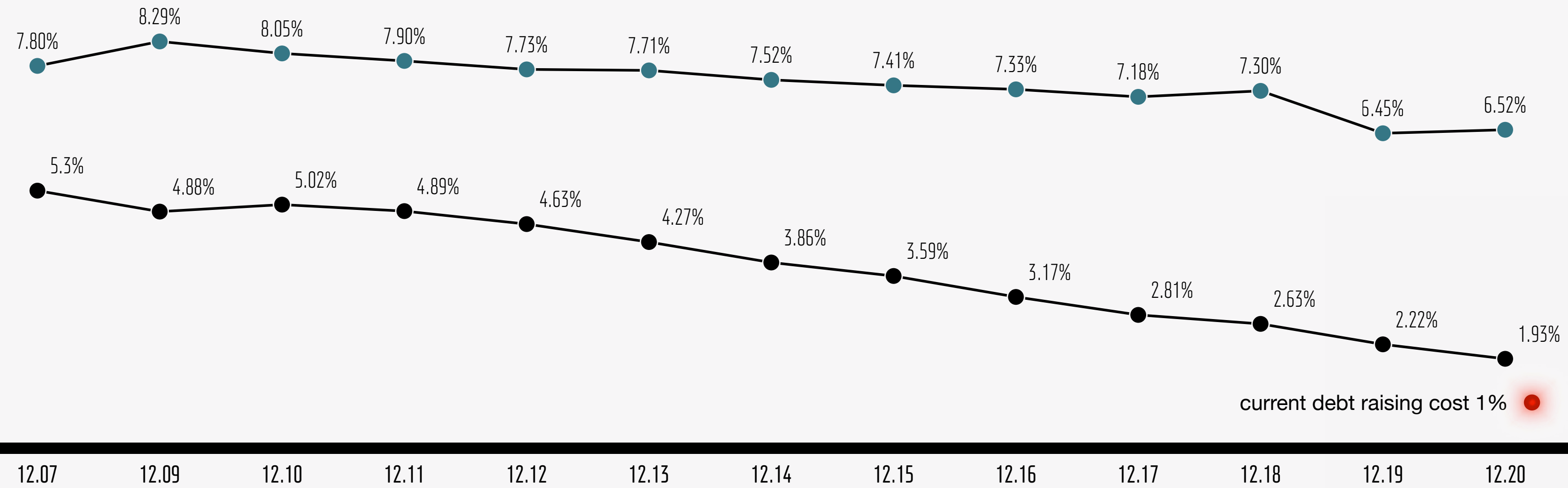
Current debt raising cost based on company's bond market price (series number 8), 9 years duration, as of 7 March 2021



AMOT INVESTMENTS. PEOPLE FIRST.

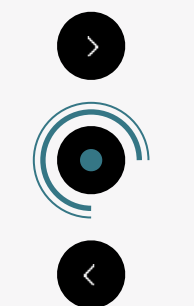
One of the largest publicly-traded, developers, owners and managers of office, retail and logistic real estate in Israel

INVESTOR PRESENTATION



5.5%





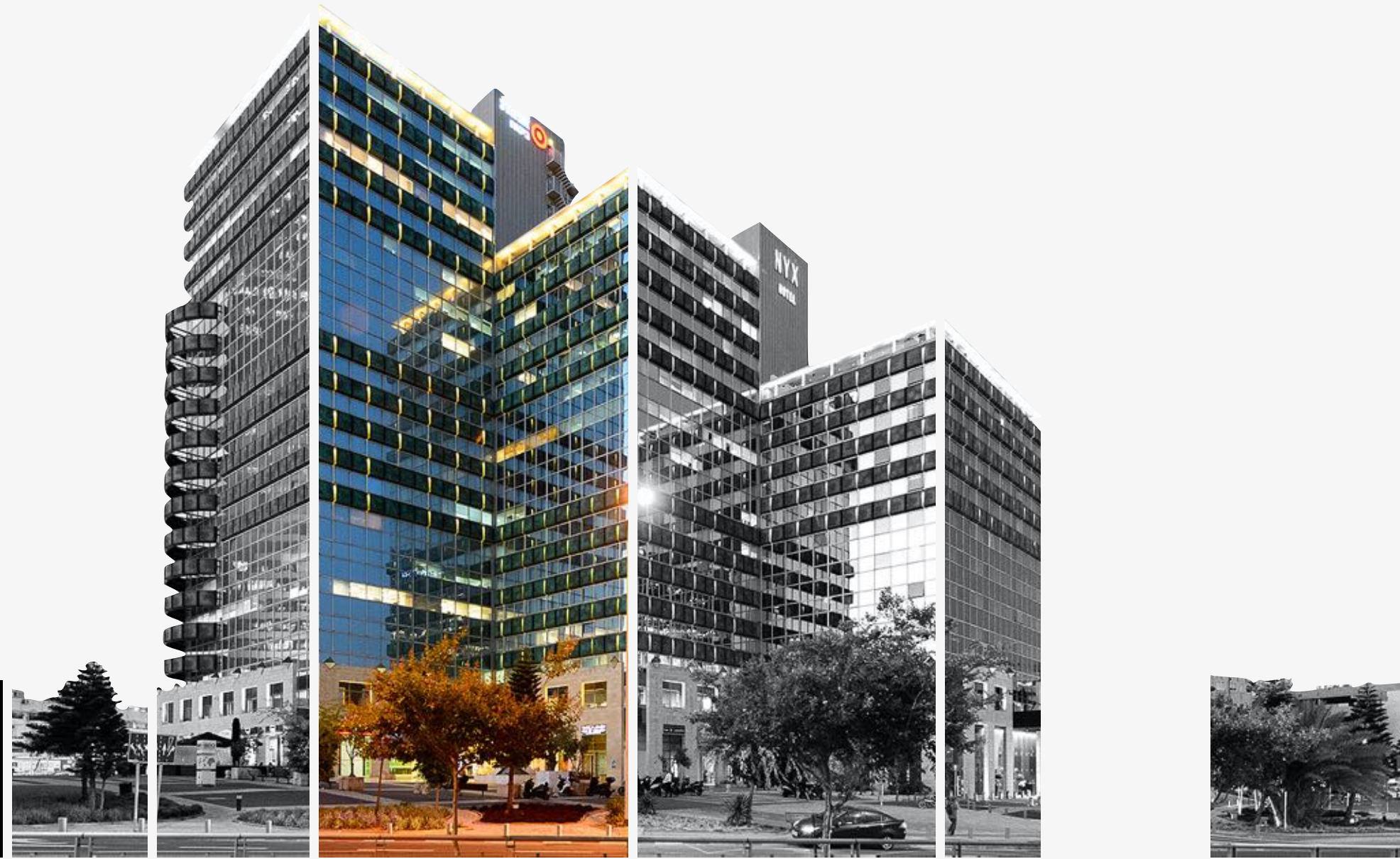
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INVESTOR PRESENTATION

FINANCIAL

The portfolio primarily consists of office properties which comprise 56% of the total value.



Capital Market
Presentation 32

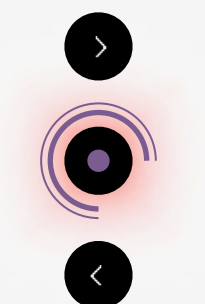
” PROGRESS IS
IMPOSSIBLE WITHOUT CHANGE ”
George Bernard Shaw

AMOT OFFICES

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INVESTOR PRESENTATION



OFFICES

NOI FROM OFFICES

Income producing office buildings
with an area of approximately

382,400 sqm.

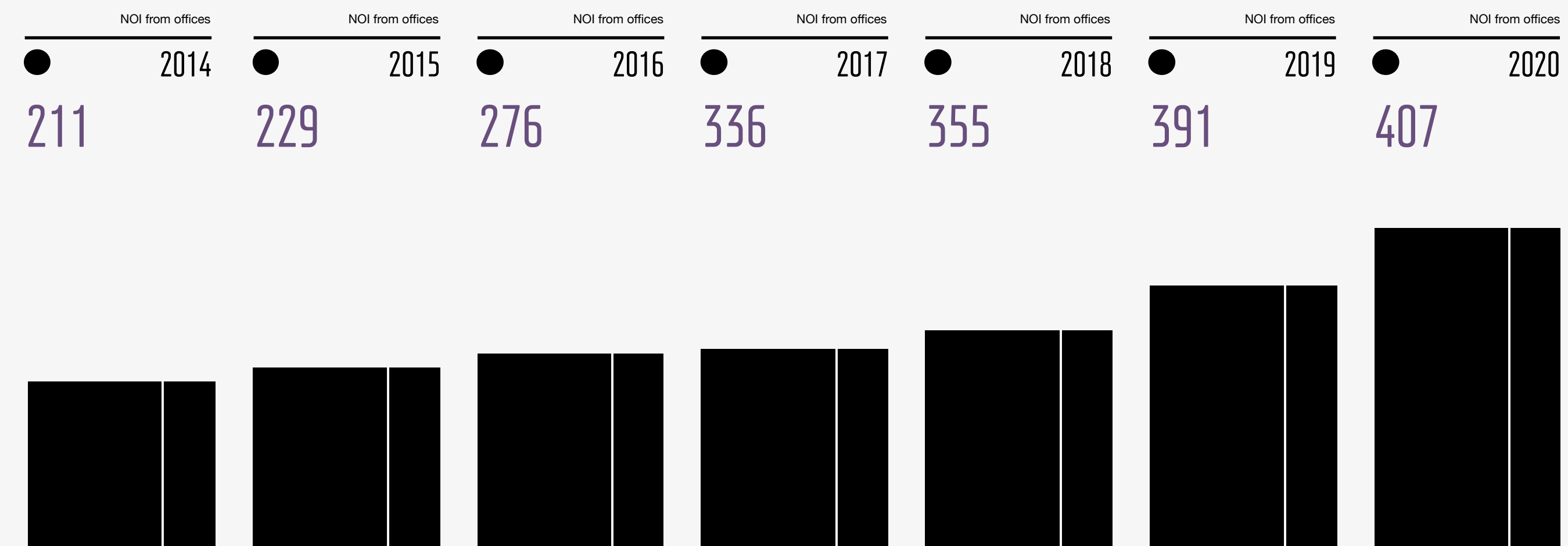
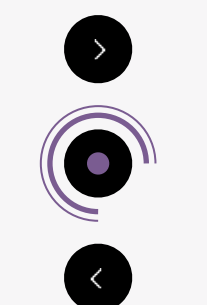
The fair value as of 31/12/2020 is approximately 6.5 billion NIS

The NOI from offices in 2020 is 407 million NIS

62% of the value of offices located in the Greater Tel Aviv area

As of December 31, 2020, the rate of occupancy in office space is 94.3%

The average contractual-renting duration is 3-5 years
(20% of rental agreements are renewed each year)



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AMOT OFFICES

OFFICES

REPRESENTATIVE ASSETS

TOHA Tower
Atrium Tower
Platinum Tower
Amot Investments Tower
Ziviel House, Ramat Hahayal
HP Yehud
Amot Law House
Amot Insurance House
Habarzel 30

Europe House
Maccabi Netanya
Amot Park Afek
Verint House
Amot Hakiriya
Hame'a Tower
Merkazim 2001
Dubnov 10
Yahav House

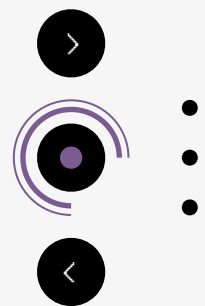
Hayetzira House
Tim House
Pliner House
Amot Communications House
Moshe Aviv Tower
Amot Haifa House
Hotzvim mountain
Amot Mevasseret Zion

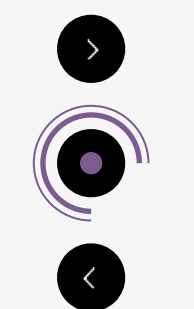
Income producing office buildings
with an area of approximately

382,400 sqm.

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INVESTOR PRESENTATION

AMOT OFFICES

The Company currently owns 104 yielding properties with a total area of 1.4 million sqm.



Capital Market
Presentation

36

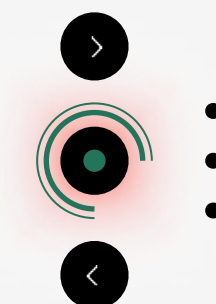
” BELIEVE YOU CAN
AND YOU'RE HALFWAY THERE ”
Theodore Roosevelt

AMOT RETAIL

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INVESTOR PRESENTATION



RETAIL

NOI FROM RETAIL

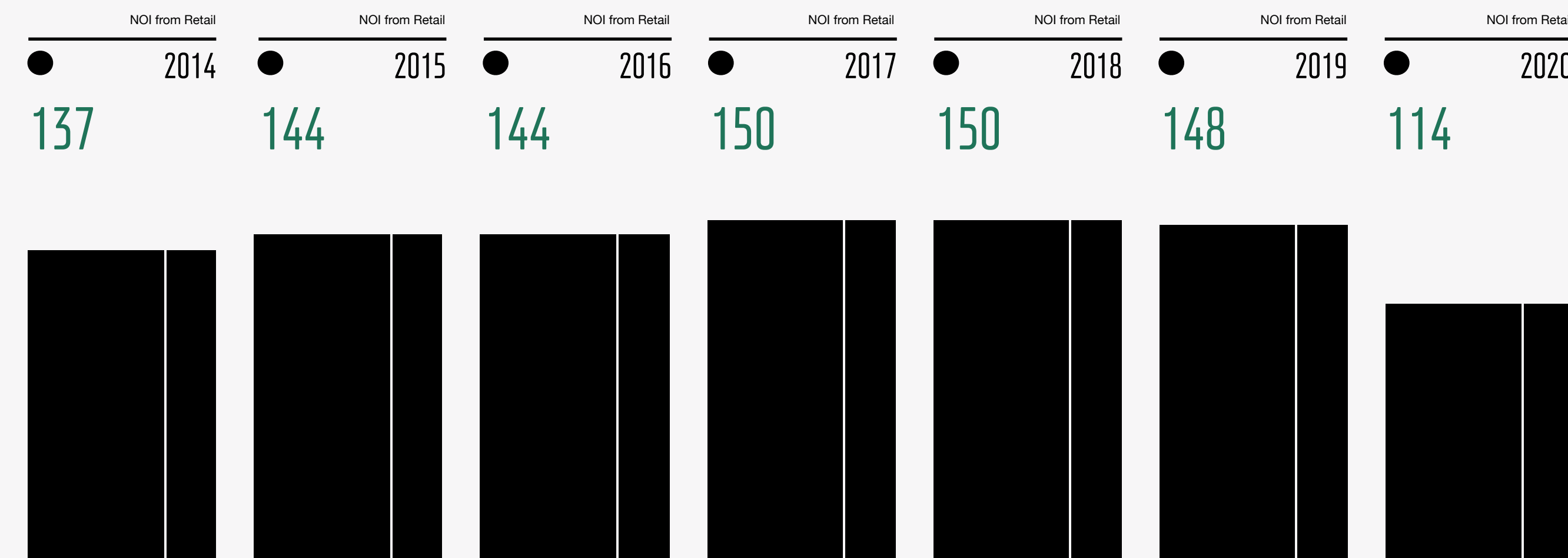
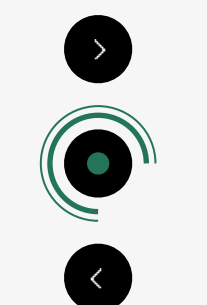
Retail centers a with an area of approximately

132,000 sqm.

The fair value as of 31/12/2020 is approximately 2.6 billion NIS

The NOI from retail in 2020 is 114 million NIS

As of December 31, 2020, the rate of occupancy in retail centers is 96.8%



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AMOT RETAIL

RETAIL

REPRESENTATIVE ASSETS

Arim Mall, Kfar Saba

Kiryat Ono Mall

Orot Mall, Or Akiva

Brodetzky, Ramat Aviv

Bat Hadar, Ashkelon

Merkazit Mall, Jerusalem

Hutzot Alonim Mall

Center Hagalil, Rosh Pina

Bat Hadar, Ashkelon

Amot Max, Beer Sheva

Neve Ze'ev, Beer Sheva

124 Mall, Iben Gvirol, Tel Aviv

Merkaz h'kirya Ashdod

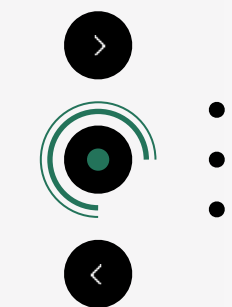
My Center, Carmiel

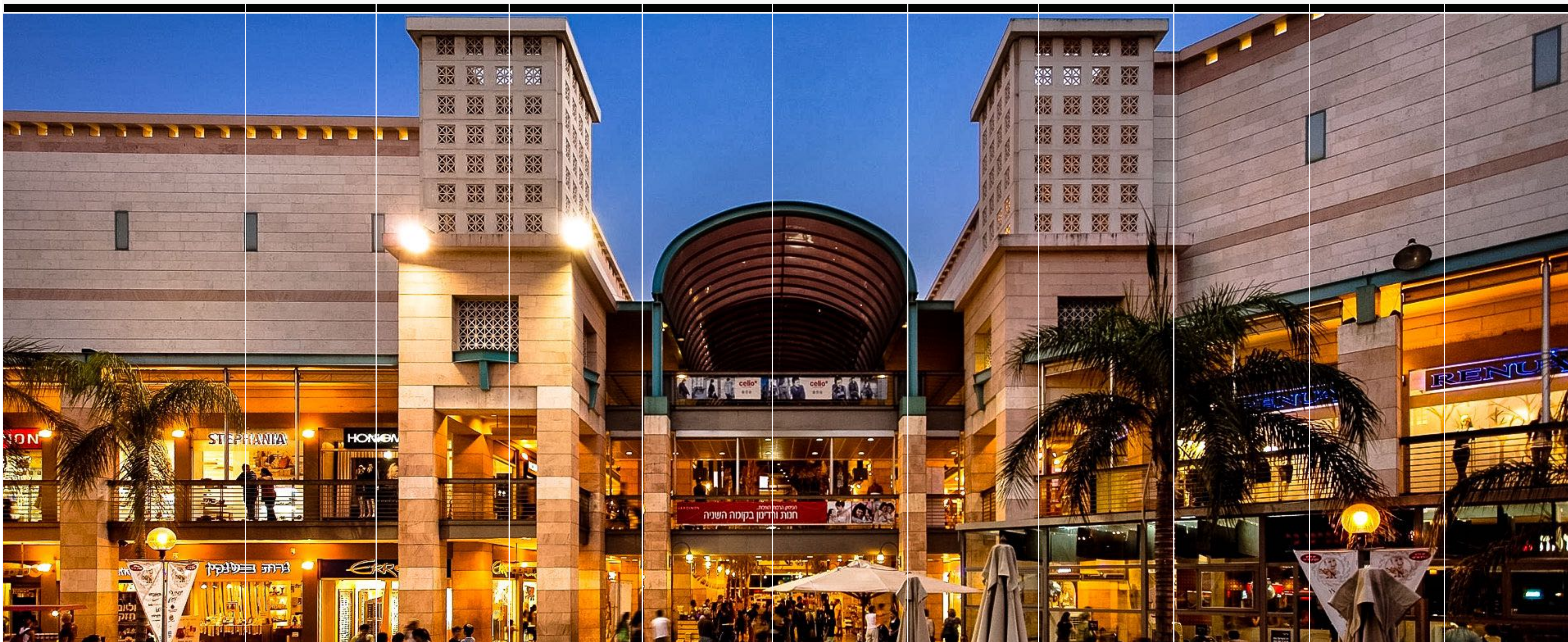
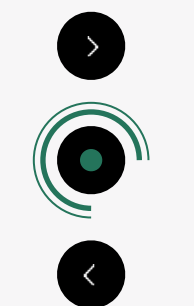
Retail centers a with an area of approximately

132,000 sqm.

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INVESTOR PRESENTATION

AMOT RETAIL

Amot was founded in 1964 as a private company. It was later listed on the Tel-Aviv Stock Exchange in 2006 after being acquired by Alony Hetz.



Capital Market
Presentation

40

” BE THE CHANGE
YOU WANT TO SEE ”

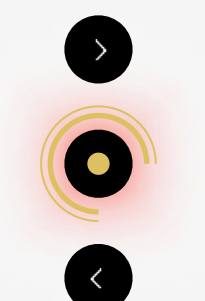
Mahatma Gandhi

SUPERMARKETS

AMOT INVESTMENTS. PEOPLE FIRST.

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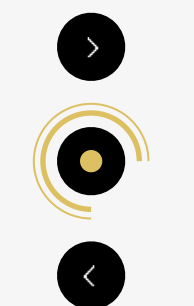
INVESTOR PRESENTATION



SUPERMARKETS

REPRESENTATIVE ASSETS

Mega – Anbar Holon	Supermarket – Arad	Shufersal – Motzkin	Shufersal – Yizraelia	Mega – Lev Halir Herzliya
Mega – Ashdod	Mega – Hafetz Haim	Shufersal – Hayarden	Super Sapir – Tzfat	Shufersal – Nazareth Illit
Mega – Bavli	Mega – Ramat Efal	Shufersal – Or Yehuda	Shufersal – Kiryat Eliezer	Levkowitz – Givat Hamoreh
Shufersal – Givatayim	Mega – Raanana	Shufersal – Kiryat	Mega – Nahum Tower	
Mega – Gilat Beer Sheva	Victory – Hyper Ashkelon	Shufersal – Beit	Mega – Ne’ot Rachel	
Mega – Dimona	Victory – Raanana	Shufersal – Hapalmach	Mega – Neve Amirim	
Shufersal – South Givatayim	Rami Levy – Ezdirect	Co-op – Kiryat Yam	Mega – Erel Tower	
Mega – Hadar Weizman	Shufersal – Kfar Saba	Co-op – Kiryat Menachem	Shufersal – Carmiel	



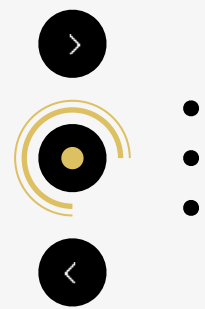
35 Supermarkets with an area of approximately

37,700 sqm.

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REPRESENTATIVE ASSETS

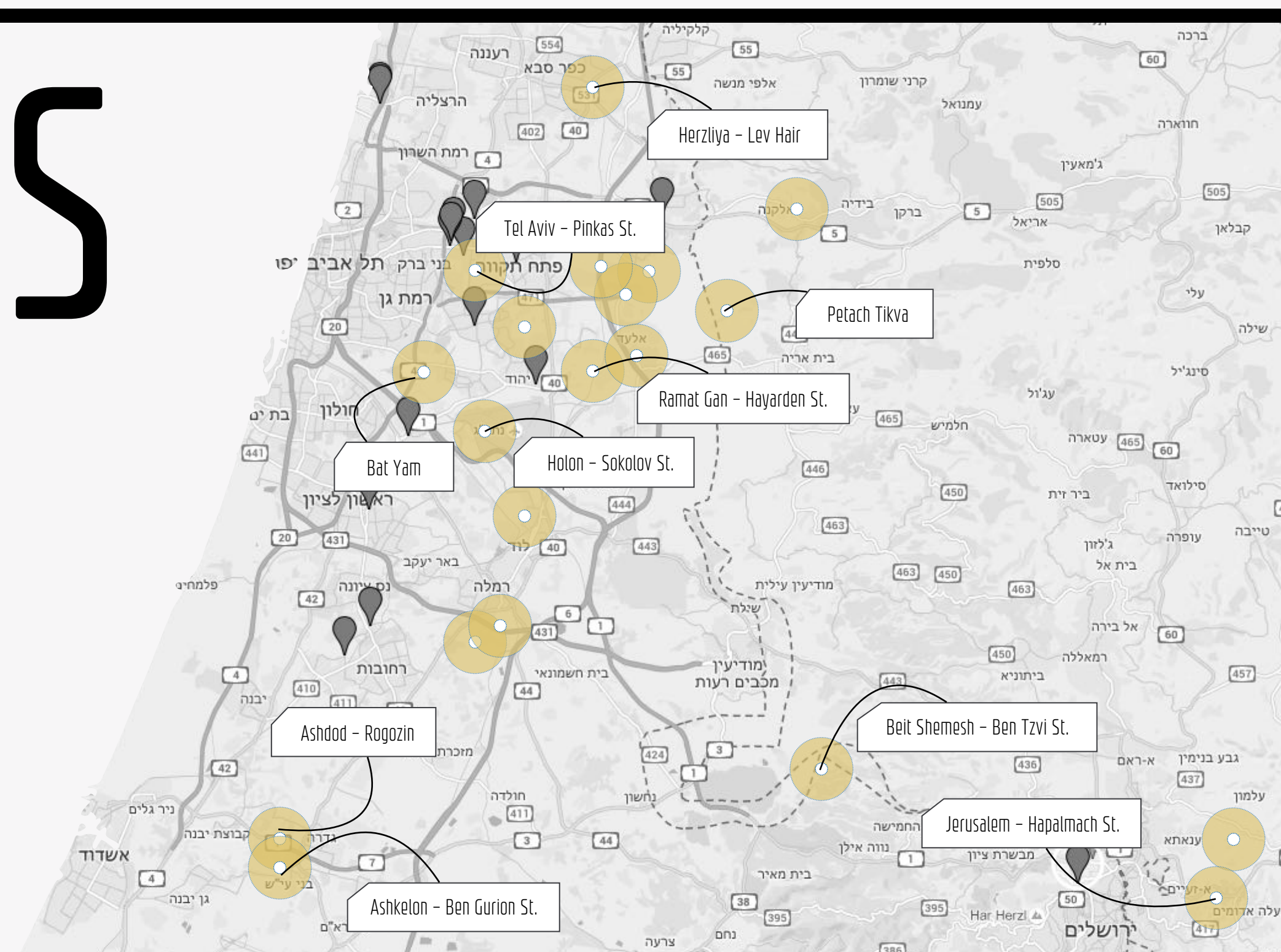
SUPERMARKETS

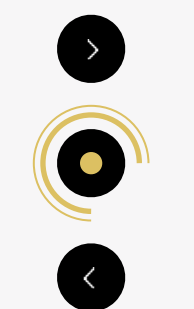
35 Supermarkets with an area of approximately

37,700 sqm.

AMOT INVESTMENTS. PEOPLE FIRST.

One of the largest publicly-traded, developers, owners and managers of office, retail and logistic real estate in Israel



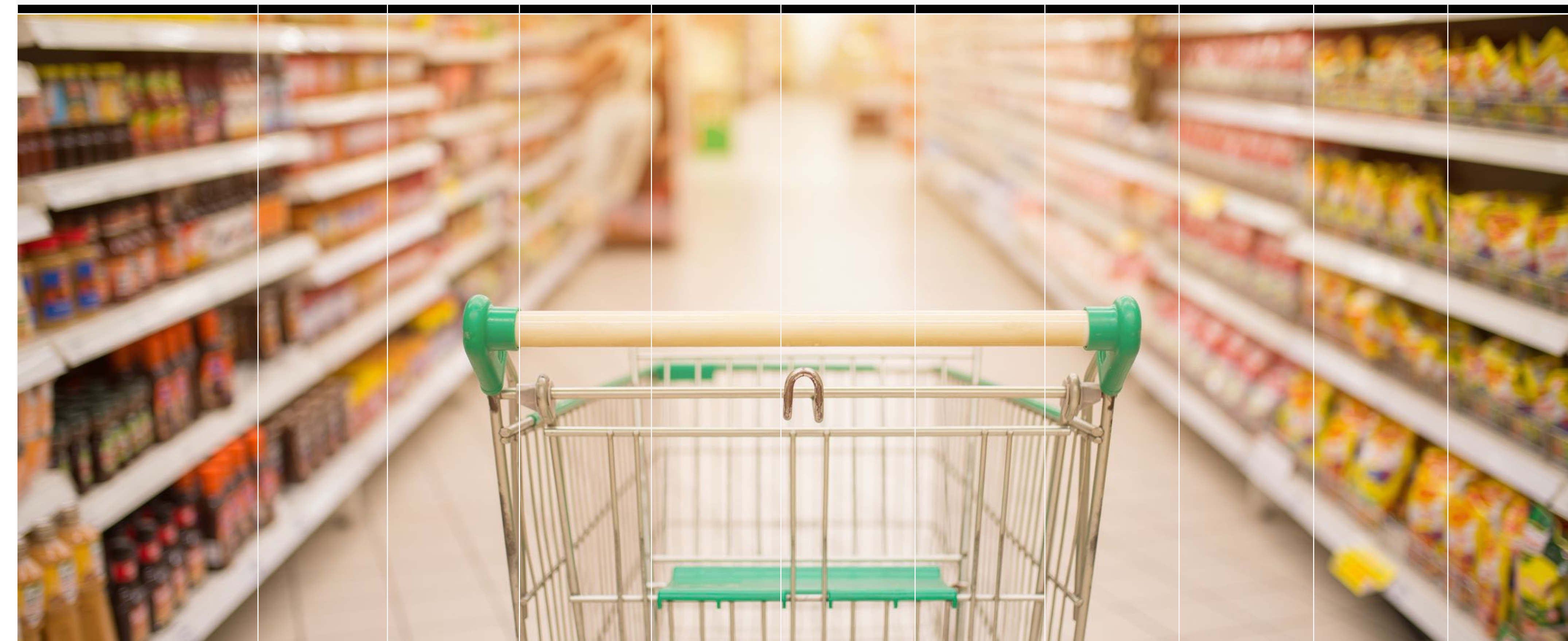


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INVESTOR PRESENTATION

SUPERMARKETS



The Company is currently traded on the Tel-Aviv Stock Exchange and is included in the leading market indices, including: TA-35, TA-125, TA-Real-Estate, Tel-Div and All-Share.



Capital Market
Presentation

44

” DON'T BE AFRAID TO GIVE UP
THE GOOD TO GO FOR THE GREAT ”

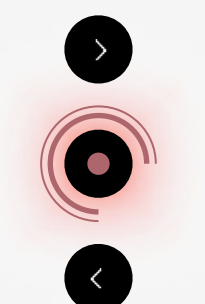
John Davison Rockefeller

INDUSTRIAL AND LOGISTIC PARKS

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INVESTOR PRESENTATION



INDUSTRIAL

NOI FROM INDUSTRIAL AND LOGISTIC PARKS

Industrial and logistic parks with an area of approximately:

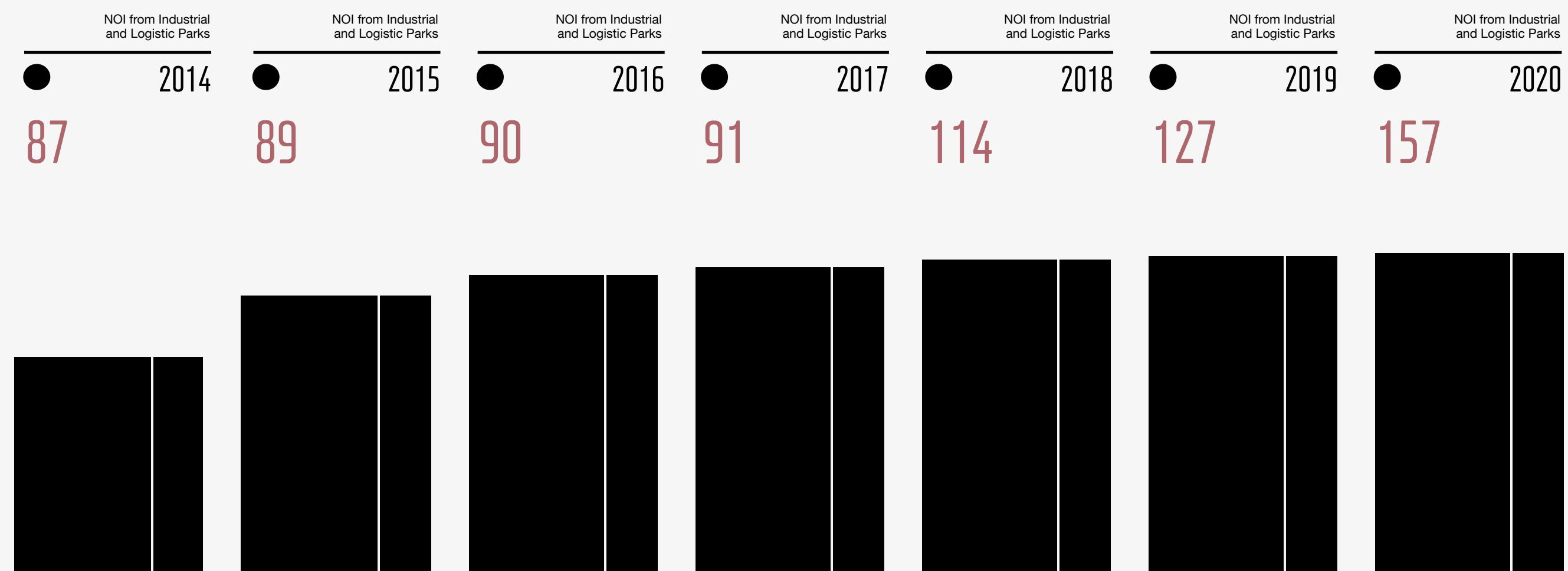
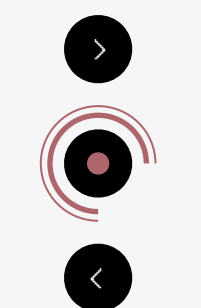
381,000 sqm.

The fair value as of 31/12/2020 is approximately 2.6 billion NIS

The NOI from industrial and logistics in 2020 is 157 million NIS

As of December 31, 2020, the rate of occupancy is 99.7%

The scope of new logistics centers purchased during the last 3 years is approximately 1.1 billion NIS



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INDUSTRIAL

INDUSTRIAL

REPRESENTATIVE ASSETS

Poleg Park

Si'im Park

Amot Hamada

Amot Park Tech

Amot Ariel

Rehovot Park

Tech Park Yavne

Best Carton

Cargal

Amot Modi'in

Frenkel Caesarea

The Amot Modi'in complex

Teva S.L.A Logistics Center

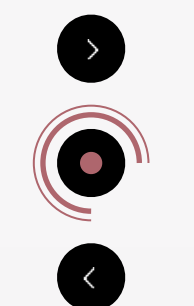
Amot shufersal logistic center

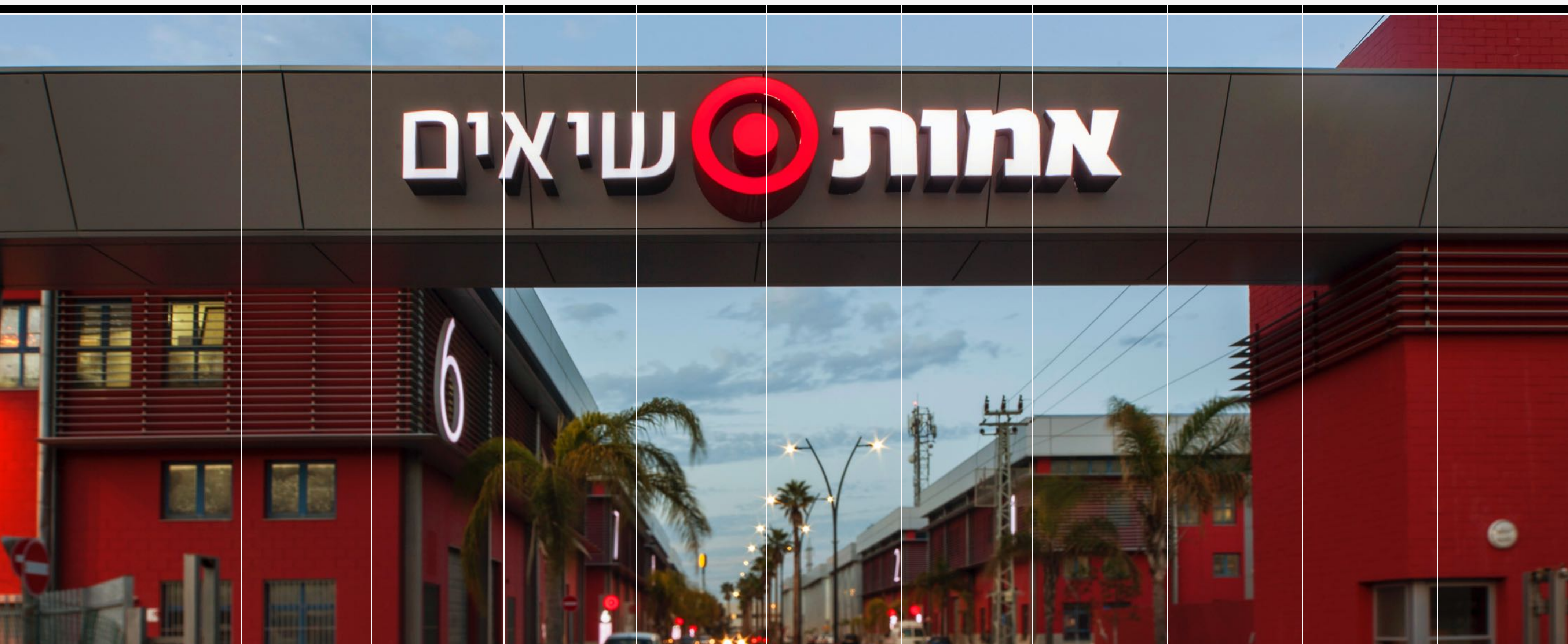
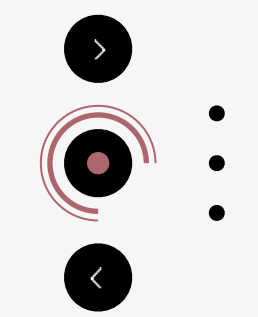
Industrial and logistic parks with an area of approximately:

381,000 sqm.

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INVESTOR PRESENTATION

INDUSTRIAL

Amot's corporate responsibility strives to implement the sustainability concept in the operation of our Company's properties and through the construction of new properties.



Capital Market
Presentation

48

” IF YOU CAN
DREAM IT, YOU CAN DO IT ”
Walt Disney

DEVELOPMENTS STRATEGY

AMOT INVESTMENTS. PEOPLE FIRST.

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INVESTOR PRESENTATION



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INVESTOR PRESENTATION

49
Capital Market
Presentation

AMOT DEVELOPMENTS

DEVELOPMENT STRATEGY / POLICY

Investment in projects under construction (land + building) up to 15% of the total property value.

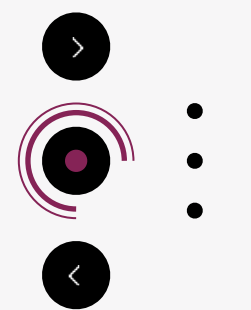
Construction outside of the Gush Dan region is backed by an anchor tenant.

Maintaining the Company's existing leverage rates.

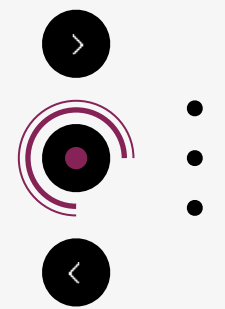
Amot Investments Ltd. is a leading Israeli real estate company, focused on the management, leasing, maintenance, initiation and development of yielding properties in Israel. The Company is currently developing several prime properties, which will fuel growth.

AMOT INVESTMENTS

LOW DEVELOPMENT RISK



AMOT DEVELOPMENTS

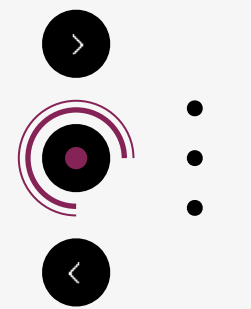


DATA ON PROJECTS UNDER CONSTRUCTION AS OF DECEMBER 31, 2020

Property name	Location	Primary use	Holding rate	Area of land 100% (in dunams)	Square meter for marketing above-ground 100%	Estimated completion date	Project's book value as 31.12.20	Estimated construction cost including land and underground parking lots	Remaining balance to be completed as of 31.12.20	Projected NOI upon occupation of the project
							Company's share in million of NIS			
Amot Holon	Holon	Offices	77.8%	11	60,000	2021	396	570	174	47
Amot Modi'in(*)	Modi'in	Logistics	75%	-	9,000	2022	26	66	40	5
Halehi complex	Bnei Brak North	Offices	50%	16	82,000	2024	155	617	462	49
Total				27	151,000		577	1,253	676	101
ToHa 2 parking lot	Tel Aviv	Parking lot	50%				37	150	113	

(*) During the 3rd quarter of 2020 the company classified Amot Modi'in logistics center from property under construction to investment property, in the amount of NIS 187 million (the Company's share).

AMOT DEVELOPMENTS



DATA ON PROJECTS IN THE PLANNING AND INITIATION STAGES AS OF DECEMBER 31, 2020

Property name	Location	Primary use	Square meter for marketing above-ground 100%	Holding rate	Square meter for marketing above-ground Company's share	Estimated construction cost including land
Toha2	Tel Aviv	Offices	140,000	50%	70,000	1,000
K Complex in Jerusalem	Jerusalem	Offices	103,000	50%	51,500	550
1000 Complex in Rishon Letzion	Rishon Letzion	Offices	19,000	100%	19,000	260
Platinum Stage B 2	Petah Tikva	Offices	27,000	100%	27,000	220
Land at kfar Saba, Raanana junction	kfar Saba	Offices	35,000	50%	17,500	170
Total			324,000		185,000	2,200

(1)The construction cost includes the land component and parking basements and does not include accommodations for tenants and capitalization of costs.

(2)To complete additional building rights in order to build a tower compatible with Platinum stage A

AMOT DEVELOPMENTS

” IT ALWAYS SEEMS
IMPOSSIBLE UNTIL IT'S DONE ”

Nelson Mandela

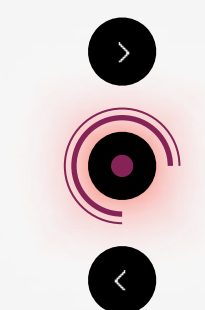


TOHA2 TOWER

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INVESTOR PRESENTATION



AMOT DEVELOPMENTS
PROJECTS UNDER CONSTRUCTION AND STATUS OF BUILDING RIGHTS

TOHA2

PHASE TWO OF THE EXISTING TOHA PROJECT
A SIGNATURE SKYSCRAPER IN THE CENTRE OF TEL AVIV

MAIN USE OFFICES

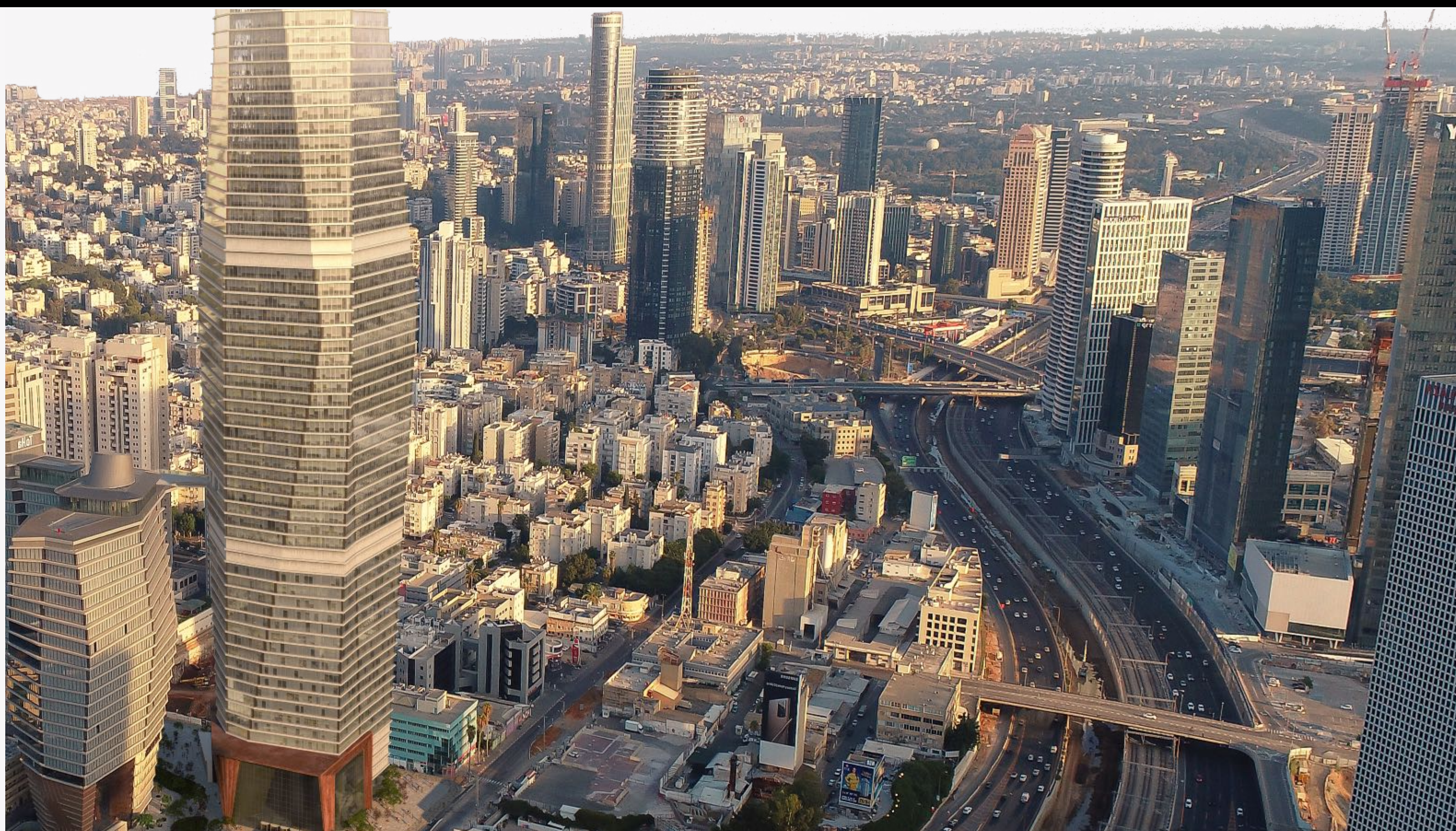
ADDITIONAL RIGHTS:

According to T"AV5000, the local committee approved for deposit under conditions, building rights for the construction of another office tower

GLA (100%) 140,000 sqm

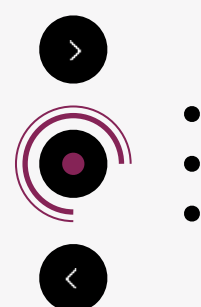
AMOT'S SHARE 50%

ESTIMATED CONSTRUCTION COST:
AMOT'S SHARE 1,000 M NIS



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INVESTOR PRESENTATION



DEVELOPMENTS

AMOT DEVELOPMENTS

” WHAT WE THINK, WE BECOME ”

Buddha

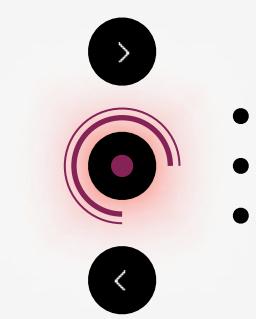


HOLON TOWER

AMOT INVESTMENTS. PEOPLE FIRST.

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INVESTOR PRESENTATION



HOLON TOWER

MAIN USE OFFICES

GLA (100%) 63,000 SQM

AMOT'S SHARE 50%

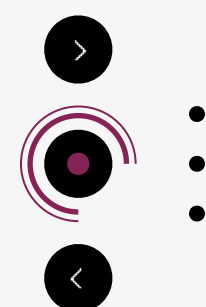
EXPECTED COMPLETION 2021

ESTIMATED CONSTRUCTION COST:
AMOT'S SHARE 570 M NIS



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INVESTOR PRESENTATION

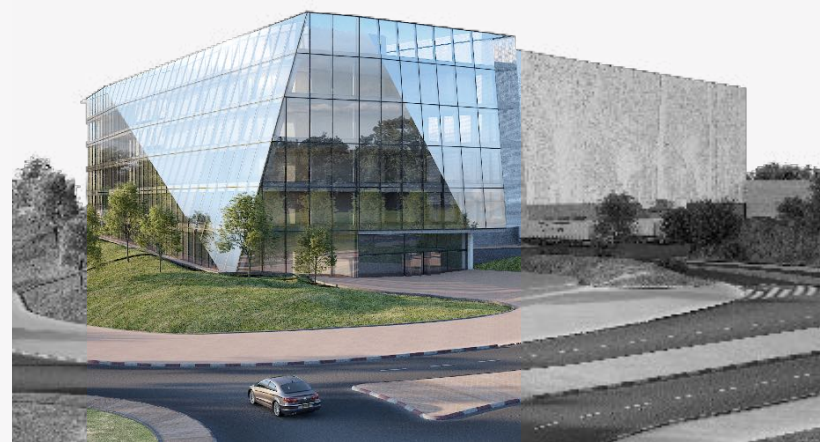


DEVELOPMENTS

AMOT DEVELOPMENTS

” DETERMINE YOUR
PRIORITIES AND FOCUS ON THEM ”

Eileen McDargh

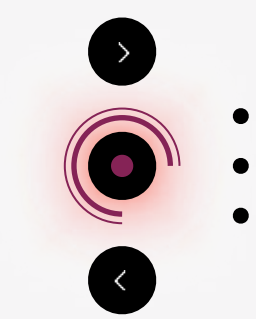


MODI'IN LOGISTICS

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INVESTOR PRESENTATION



MODI'IN

LOGISTICS

MAIN USE OFFICES

GLA (100%) 9,000 SQM

AMOT'S SHARE 75%

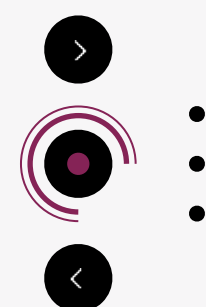
EXPECTED COMPLETION 2022

ESTIMATED CONSTRUCTION COST:
AMOT'S SHARE 66 M NIS



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INVESTOR PRESENTATION



DEVELOPMENTS

AMOT DEVELOPMENTS

” CREATIVITY TAKES COURAGE ”

Henri Matisse

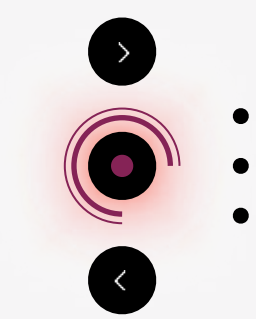


MITHAM HA'LEHI

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INVESTOR PRESENTATION



BNEI BRAK

MITHAM HA'LEHI

MAIN USE OFFICES

GLA (100%) 82,000 SQM

AMOT'S SHARE 50%

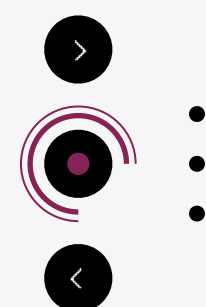
EXPECTED COMPLETION 2024

ESTIMATED CONSTRUCTION COST:
AMOT'S SHARE 617 M NIS



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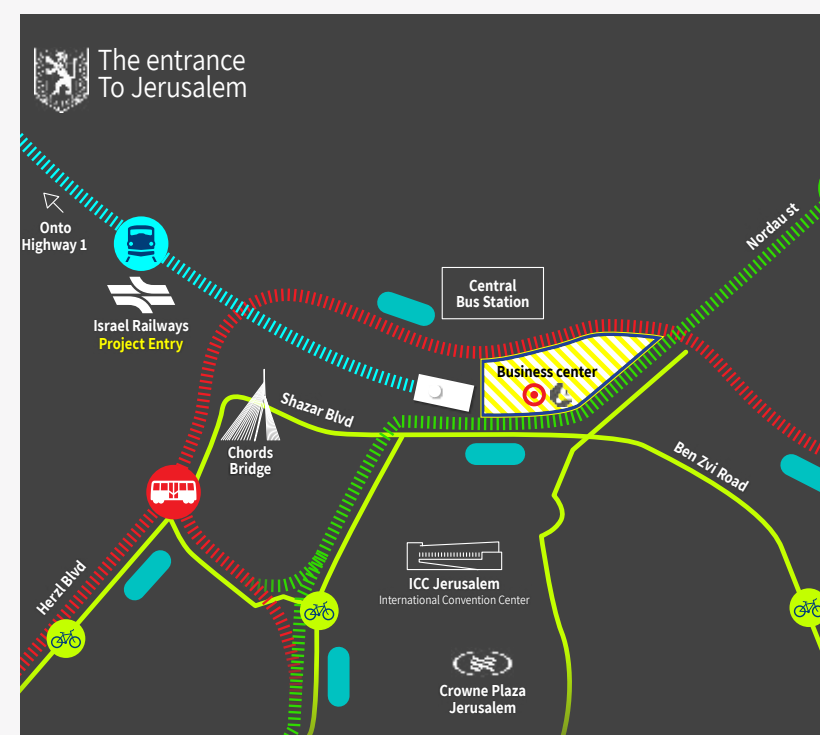
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AMOT DEVELOPMENTS

” CREATIVITY TAKES COURAGE ”

Henri Matisse

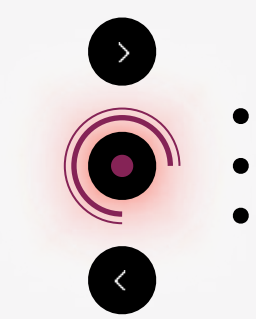


MITHAM K

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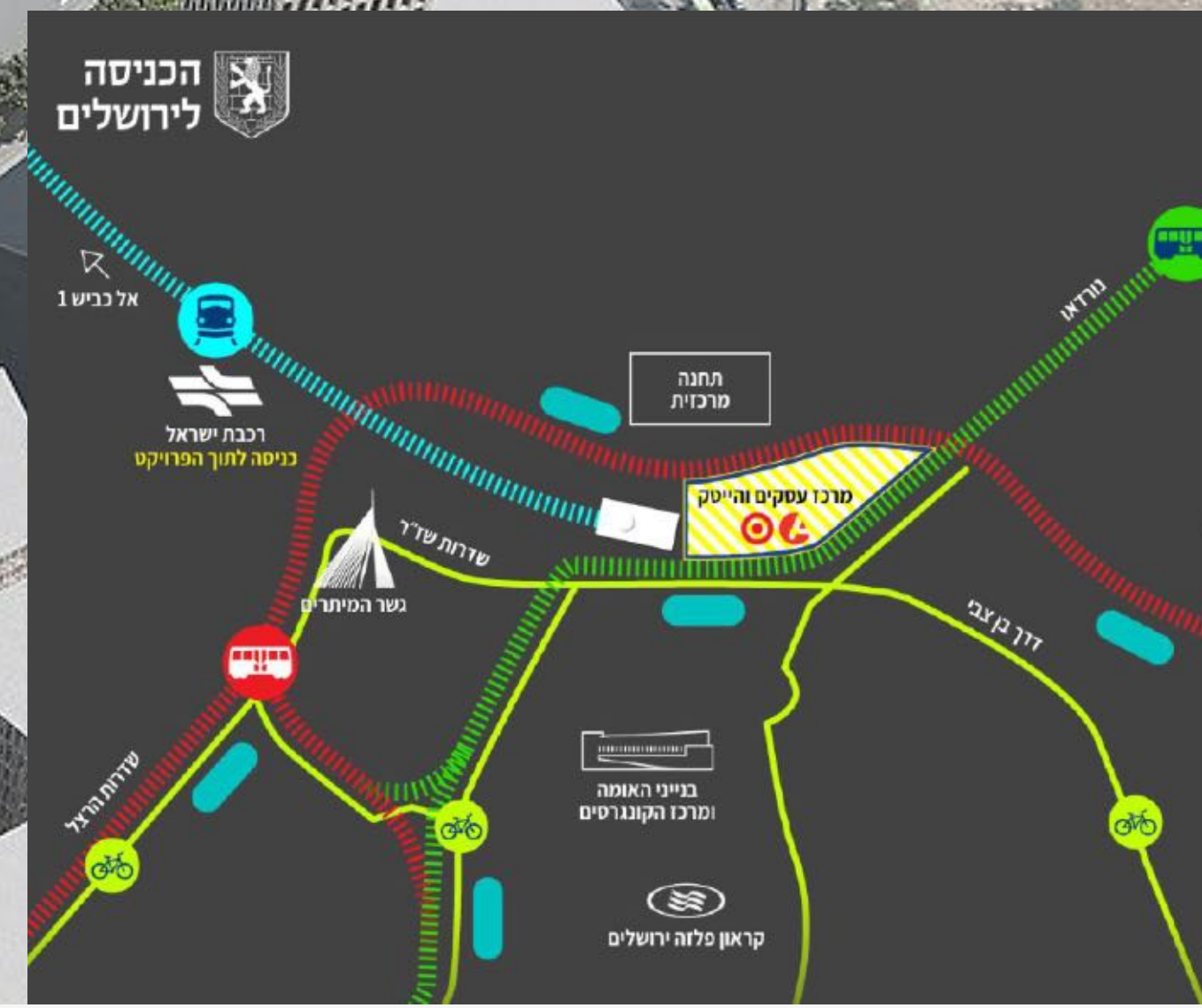
INVESTOR PRESENTATION



AMOT DEVELOPMENTS
PROJECTS UNDER CONSTRUCTION AND STATUS OF BUILDING RIGHTS

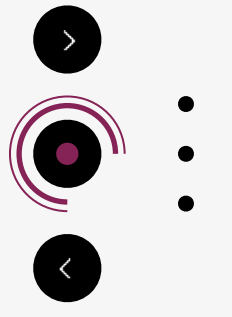
MITHAM K
JERUSALEM

MAIN USE	OFFICES
GLA (100%)	103,000 sqm
AMOT'S SHARE	50%
EXPECTED COMPLETION	TBD
ESTIMATED CONSTRUCTION COST: AMOT'S SHARE	550 M NIS



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INVESTOR PRESENTATION

(*) GLA is pursuant to an Urban Construction Plan that is about to be deposited .approximately 79 thousand square meters above ground, pursuant to an Urban Construction Plan that is in effect



The Company's ebentures
are rated investment grade AA/
Stable by S&P Maalot and Aa3/
Stable by Moody's Midroog.

Capital Market
Presentation

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” THE SECRET OF SUCCESS
IS CONSTANCY TO PURPOSE ”

Benjamin Disraeli

FINANCIAL DATA

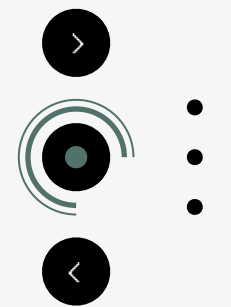
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INVESTOR PRESENTATION



FINANCIAL DATA



AMOT SUMMARY OF PROFIT OR LOSS – EXPANDED CONSOLIDATED



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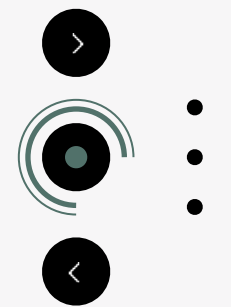
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INVESTOR PRESENTATION

	31.12.20 million NIS	31.12.19 million NIS
Cash and cash equivalents	620	72
Income-producing property and under construction	13,941	13,469
Financial liabilities	6,750	5,876
Deferred taxes	1,357	1,310
Total equity	6,316	6,103
EPRA NRV	7,673	7,413

FINANCIAL DATA

FINANCIAL DATA



AMOT BALANCE SHEET DATA – EXPANDED CONSOLIDATED

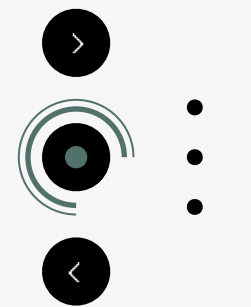


	Change %	2020 million NIS	2019 million NIS
NOI	1%	734	728
Change in the value of investment properties		(163)	891
General and administrative expenses		(56)	(53)
Financing – real interest	(4%)	(125)	(130)
Financing – linkage and exchange rate differentials		14	(16)
One-off financing expenses - repayment fee		-	(24)
Taxes		(112)	(323)
Net income		289	1,070
FFO	(2%)	512	520

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FINANCIAL DATA



AMOT BALANCE SHEET DATA – EXPANDED CONSOLIDATED



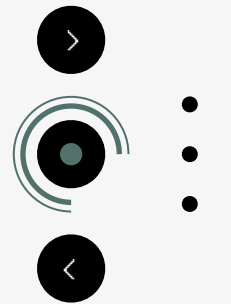
NOI

	10-12.20	7-9.20	4-6.20	1-3.20	10-12.19	Change
	USD thousands					
Same property NOI	158,752	172,791	155,507	183,019	181,373	(12%)
Properties acquired / sorted to real estate under construction/ sorted to real estate	15,299	18,759	12,286	17,791	10,210	
NOI	174,051	191,550	167,793	200,810	191,583	(9%)

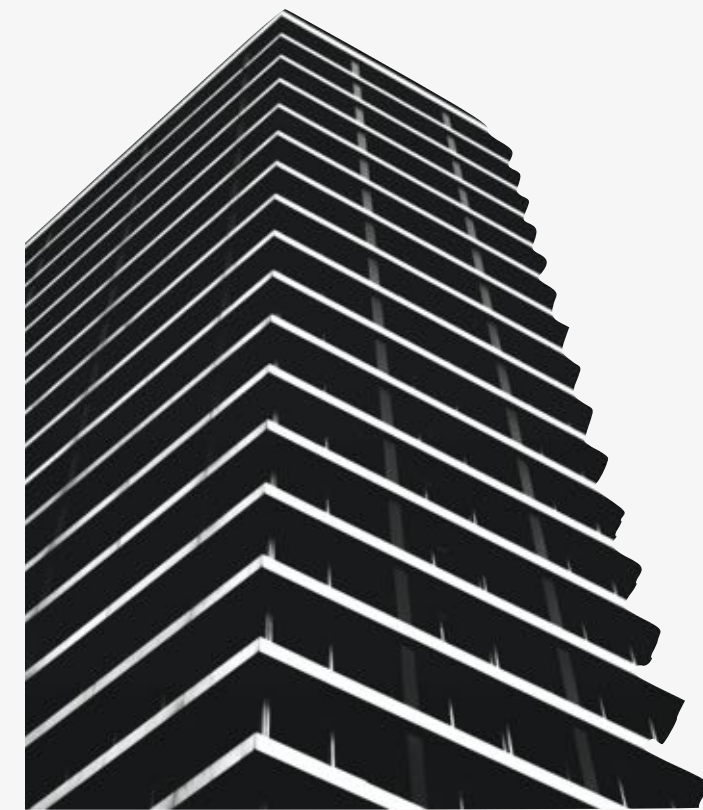
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FINANCIAL DATA



AMOT BALANCE SHEET DATA – EXPANDED CONSOLIDATED

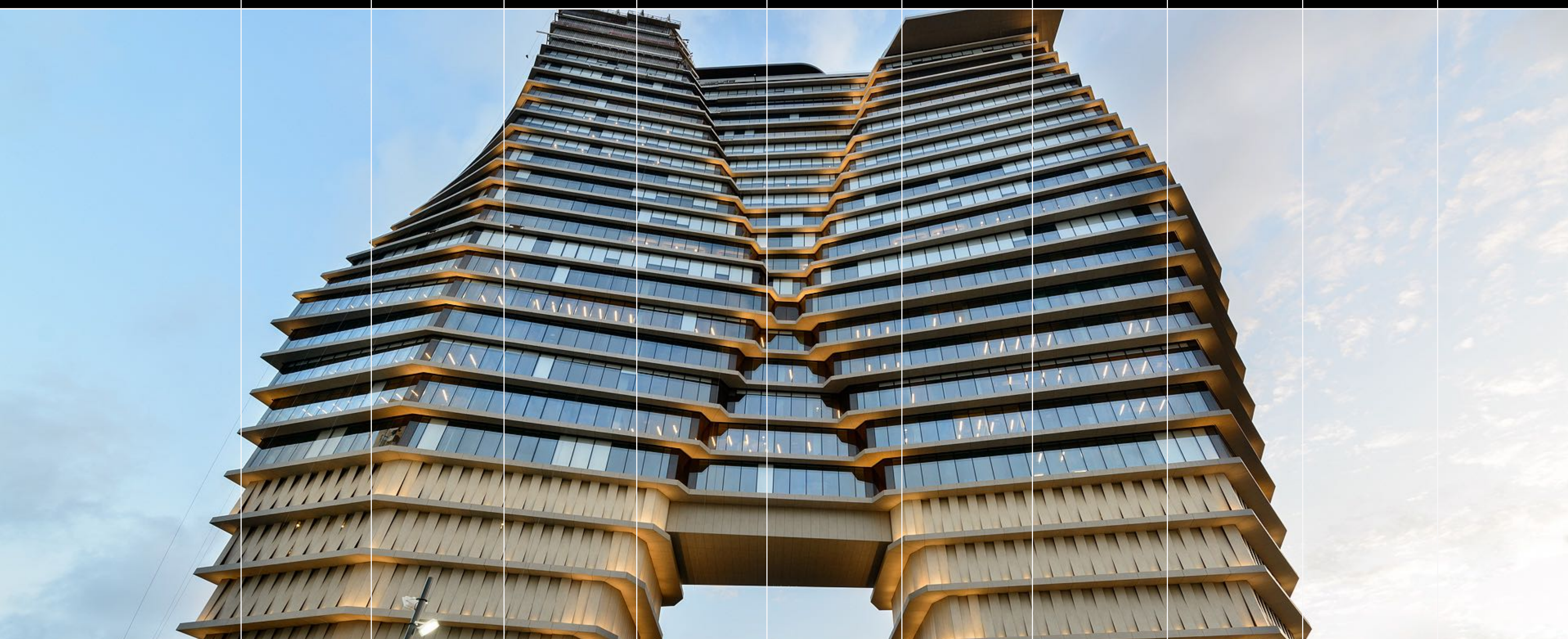
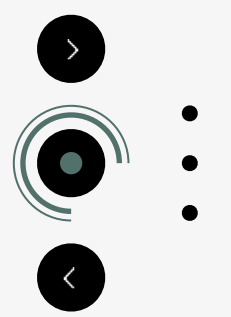


FFO

	2020	2019	Change %
	thousand NIS		
FFO	511,620	520,270	(2%)
Weighted number of shares	389,183	362,016	8%
FFO per share (pennies)	131.5	143.7	(8%)

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INVESTOR PRESENTATION

FINANCIAL DATA

Alony Hetz owns 56% of the Company and is a long-term committed shareholder.



Capital Market
Presentation

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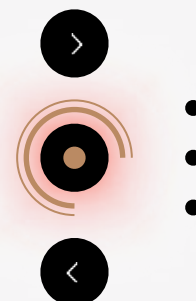
” THE ONLY WAY TO DO GREAT
WORK IS TO LOVE WHAT YOU DO ”
Steve Jobs

CONCLUSION

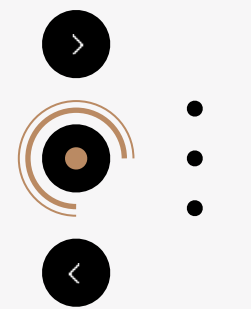
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INVESTOR PRESENTATION



SUMMARY

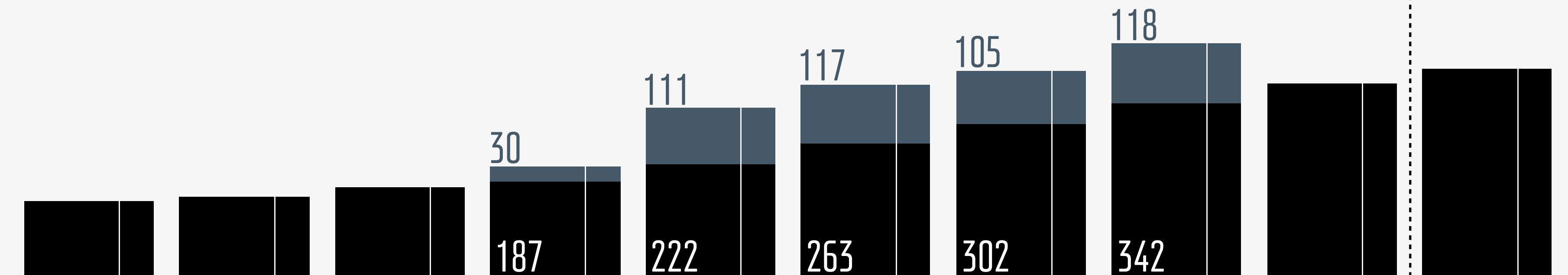


(DIVIDEND DISTRIBUTION OVER THE YEARS (IN MILLION NIS))

SUMMARY	SUMMARY	SUMMARY	SUMMARY	SUMMARY	SUMMARY	SUMMARY	SUMMARY	SUMMARY	SUMMARY	SUMMARY
2012	2013	2014	2015	2016	2017	2018	2019	2020	2021E	
149	158	177	217	333	380	407	460	381	410	

Accumulated amount distributed since 2006:

3.6 Billion NIS



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- Regular Dividend per share
- Extra Dividend per share

AMOT FORECAST

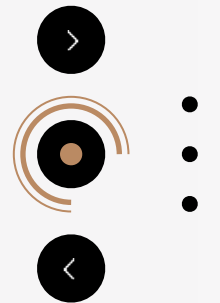
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INVESTOR PRESENTATION

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Capital Market
Presentation

OUR STRENGTHS



Strong tenant mix and wide geographic distribution, managed in a responsible manner

104 income producing properties

A variety of uses

Managerial ability and the ability to improve assets

Financial strength and availability for large-scale acquisition transactions

Financial flexibility and high accessibility to the capital market

High financial strength (rated AA by Maalot and Midroog)

All of the Company's assets are unsecured except for assets valued at 2% held with partners

The Company has a future potential for additional savings in financing expenses from a recycling of debts at a significantly lower interest rate than the average rate paid currently for debts

Credit facilities in the amount of 1,080 million NIS

High occupancy over time – 97.2% as of 31.12.20

Promoting projects with reference to the potential for improvement

A dividend policy that is stable and known in advance

Effective leverage ratio of 43%

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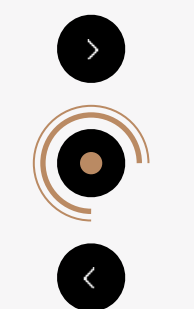
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This presentation includes forecasts, valuations, estimates, and other information relating to future events and/or matters, the realization of which is not certain and is not under the Company's control, and is forward-looking information, as defined in the Securities Law, 1968. Such information may not be realized, in whole or in part, or may be realized in a manner significantly different than expected. Such information includes, inter alia, income forecasts, FFO and NOI, and timetables.

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Capital Market
Presentation

CONTACT DETAILS

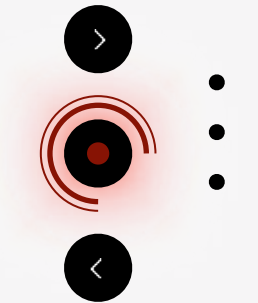
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F +972 3 5760506

investorrelation@amot.co.il

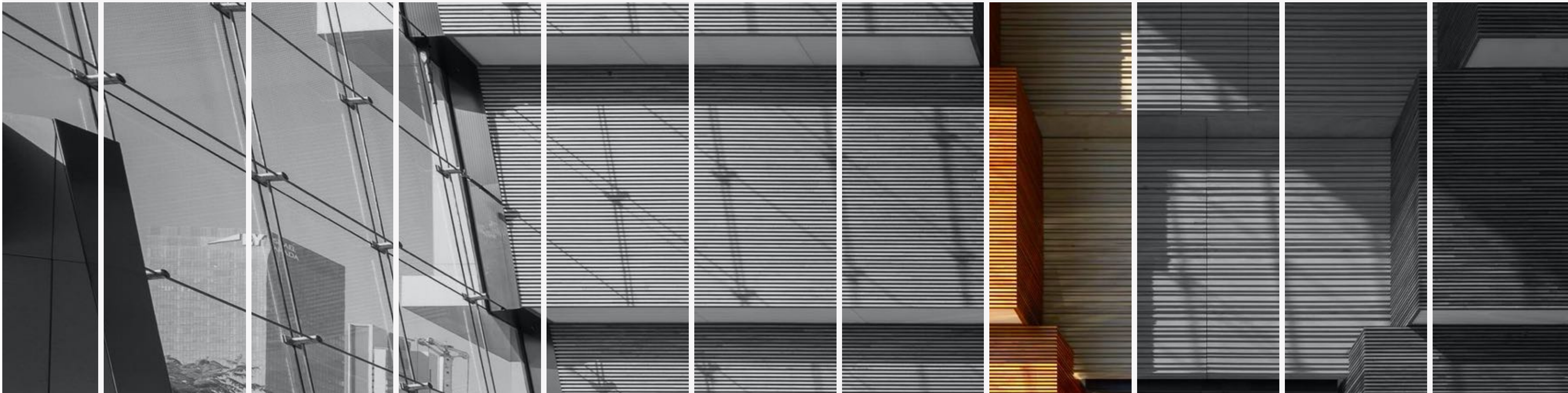
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